Home of the Tualatin River National Wildlife Refuge

CITY COUNCIL MEETING PACKET

FOR

Wednesday, August 24, 2022

Sherwood City Hall
22560 SW Pine Street
Sherwood, Oregon

7:00 pm City Council Special Meeting

This meeting will be live streamed at
https://www.youtube.com/user/CityofSherwood

AMENDED AGENDA, Item 4.A added

City of Sherwood Oregon

Home of the Tualatin River National Wildlife Refuge

AGENDA

SHERWOOD CITY COUNCIL
Wednesday, August 24, 2022

7:00 pm City Council Special Meeting

Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140

This meeting will be live streamed at
https://www.youtube.com/user/CityofSherwood

7:00 PM SPECIAL SESSION

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **NEW BUSINESS**
   - **A. Resolution 2022-070, Declaring a Sherwood City Council Seat Vacant** (Keith D. Campbell, City Manager)
5. **PUBLIC HEARING**
   - **A. Appeal Hearing for LU 2022-012 SP / MM / CUP / PLA Chestnut Inn and Parkway Village South Self Storage** (Eric Rutledge, Associate Planner)
6. **ADJOURN**

How to Provide Citizen Comments and Public Hearing Testimony: Citizen comments and public hearing testimony may be provided in person, in writing, or by telephone. Written comments must be submitted at least 24 hours in advance of the scheduled meeting start time by e-mail to Cityrecorder@Sherwoodoregon.gov and must clearly state either (1) that it is intended as a general Citizen Comment for this meeting or (2) if it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended. To provide comment by phone during the live meeting, please e-mail or call the City Recorder at Cityrecorder@Sherwoodoregon.gov or 503-625-4246 at least 24 hours in advance of the meeting start time in order to receive the phone dial-in instructions. Per Council Rules Ch. 2 Section (V)(D)(5), Citizen Comments, "Speakers shall identify themselves by their names and by their city of residence." Anonymous comments will not be accepted into the meeting record.

How to Find out What's on the Council Schedule: City Council meeting materials and agenda are posted to the City web page at www.sherwoodoregon.gov, generally by the Thursday prior to a Council meeting. When possible, Council agendas are also posted at the Sherwood Library/City Hall and the Sherwood Post Office.

To Schedule a Presentation to the Council: If you would like to schedule a presentation to the City Council, please submit your name, phone number, the subject of your presentation and the date you wish to appear to the City Recorder, 503-625-4246 or Cityrecorder@Sherwoodoregon.gov

ADA Accommodations: If you require an ADA accommodation for this public meeting, please contact the City Recorder's Office at (503) 625-4246 or Cityrecorder@Sherwoodoregon.gov at least 48 hours in advance of the scheduled meeting time.

City Council Meeting Date: August 24, 2022

Agenda Item: New Business

TO: Sherwood City Council

FROM: Keith D. Campbell, City Manager
Through: Alan Rappleyea, Interim City Attorney

SUBJECT: **Resolution 2022-070, Declaring a Sherwood City Council Seat Vacant**

Issue:
Should the City Council declare a vacancy on the Sherwood City Council and initiate the processes to fill that vacancy?

Background:
After many years of service to the City of Sherwood in various capacities, Councilor Sean Garland resigned from his position as a City Councilor on August 19, 2022. Section 31(b)(6) of the City Charter provides that a seat on the City Council becomes vacant upon declaration by the City Council after the incumbent's resignation from office. Sherwood Municipal Code (SMC) 2.04.032 provides that, upon becoming aware of a vacancy in an elective office, the City Council must promptly determine and declare the date of vacancy.

Section 32(b) of the City Charter provides that an election is required if 13 months or more remain in the office term, and that the election must be held at the next available election date. The person elected will fill the remainder of the term.

The attached resolution therefore:

1. Declares Councilor Garland's seat on the City Council to be vacant.
2. Directs the City Manager, or his designee, to provide notice of said vacancy and prepare to receive candidate filings for the November 8, 2022 election.
3. Declares that there will be four positions open for the November 8, 2022 election and that the candidate who earns the fourth highest number of votes shall be appointed to fill the remainder of the term created by the vacancy.

Financial Impacts:
None.

Recommendation:
Staff respectfully recommends City Council approval of Resolution 2022-070, Declaring a Sherwood City Council Seat Vacant.

DRAFT

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

RESOLUTION 2022-070

DECLARING A SHERWOOD CITY COUNCIL SEAT VACANT

WHEREAS, Section 31(b)(6) of the Sherwood City Charter provides that a seat on the Sherwood City Council becomes vacant upon declaration by the City Council after the incumbent's resignation from office; and

WHEREAS, City Councilor Sean Garland notified the Sherwood City Council on August 19, 2022 that he was resigning from his current City Council seat; and

WHEREAS, SMC 2.04.032 provides that, upon becoming aware of a vacancy in an elective office, the City Council must promptly determine and declare the date of vacancy; and

WHEREAS, Section 32(b) of the City Charter stated that an election is required if 13 months or more remain in the office term. The election must be held at the next available election date, which in this case is November 8, 2022.

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

Section 1. The Sherwood City Council declares the City Council seat previously occupied by Sean Garland to be vacant as of the adoption date of this Resolution.

Section 2. The City Manager, or designee, shall provide notice of the vacancy as required under SMC 2.04.034.B and prepare to received candidate filings for the November 8, 2022 General Election.

Section 3. Chapter VII(24)(a) of the Charter provides that at the general election, three councilors will be elected for four-year term. A there is a vacancy, there shall be at least four candidates running for four positions. A candidate who receives the fourth highest number of votes, that candidate is selected to fill out the remainder of Councilor Garland's term.

Section 4. This Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 24th day of August, 2022.

_____
Keith Mays, Mayor

Attest:

_____
Sylvia Murphy, MMC, City Recorder

TO: Mayor Keith Mays and Sherwood City Council

FROM: Eric Rutledge, Associate Planner

THROUGH: Carrie Richter, Contract Legal Counsel

DATE: August 17, 2022

SUBJECT: Appeal Hearing for LU 2022-012 SP / MM / CUP / PLA Chestnut Inn and Parkway Village South Self-Storage

---

Issue:
The City received an appeal on land use application LU 2022-012 Chestnut Inn and Parkway Village South Self-Storage. The application is for a new 100-room hotel and 690-unit self-storage building on Lots 1 and 2 of Parkway Village South. This appeal deals with the proposed hotel and self-storage use and whether or not the uses are permitted on the property pursuant to the land use history and ORS 92.040.

Background
The City of Sherwood Planning Commission (Commission) unanimously approved the land use application on July 12, 2022. The Commission determined that the application satisfied all applicable development standards and approval criteria. Testimony in opposition to the project was received and considered by the Commission prior to issuing a decision. The testimony in opposition to the application focused on the hotel and self-storage use and vesting rights pursuant to ORS 92.040. The Planning Commission decision was appealed by the appellants on July 26, 2022. The full appeal is included as Attachment 2.

Appeal Procedures
The City Council acts as the Appeal Authority for Type IV land use decisions issued by the Planning Commission. Land use appeal procedures are described in SZCDC § 16.76 and are limited. Only individuals who testified before the Planning Commission, either orally or in writing, will be allowed to testify before the City Council and all arguments must similarly have been raised.

As of the date of this memo, no written public testimony was received on the appeal. The 120-day deadline is September 17, 2022 and the City is required to issue its final decision by this date.

Application Timeline

App. Submitted:	April 18, 2022
App. Complete:	May 20, 2022
Planning Commission Decision:	July 12, 2022

Council Appeal Hearing: August 24, 2022
120-Day Deadline: September 17, 2022

Financial Impacts:
There are no direct financial impacts of acting on the land use appeal, however, the decision can be appealed to the Land Use Board of Appeal (LUBA). If a LUBA appeal is filed, the City may incur legal costs if the City chooses to defend the decision.

City Council Alternatives:
The Appeal Authority may act to affirm, reverse, remand, or amend the action being reviewed.

- Affirm the Planning Commission decision and approve the application based on the Planning Commission Findings Report dated July 12, 2022.

- Amend the Planning Commission decision and approve the application with additional / amended findings of compliance.

- Reverse the Planning Commission decision and deny the application with amended findings of non-compliance

Staff Recommendation:
Staff respectfully recommends the City Council affirm the Planning Commission decision and approve the application based on the Planning Commission Findings Report dated July 12, 2022.

Attachments:
1. Appeal Staff Report
2. Appeal Form and Narrative
3. Planning Commission Decision and Full Land Use Record (Exhibits A - C)

TO: Mayor Keith Mays and Sherwood City Council

FROM: Eric Rutledge, Associate Planner

THROUGH: Carrie Richter, Contract Legal Counsel

DATE: August 17, 2022

SUBJECT: Staff Report for Land Use Appeal Hearing - LU 2022-012 SP / MM / CUP / PLA Chestnut Inn and Parkway Village South Self-Storage

---

Background Information

A. Applicant: Langer Family, LLC
28185 SW Heater Rd.
Sherwood, OR 97140

Owner: Tax Lots 1100, 1200, 1400, 1500
Langer Parkway South, LLC
28185 SW Heater Rd.
Sherwood, OR 97140

Owner: Tax Lot 1300
Langer Entertainment, LLC
28185 SW Heater Rd.
Sherwood, OR 97140

Appellant: Jim and Susan Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

B. Site Location: 21650 SW Langer Farms Parkway and additional lots

C. Current Zoning: Light Industrial PUD

D. Review Type: Type IV Land Use Appeal

E. Public Notice: Notice of the appeal hearing was provided in accordance with § 16.72.020 of the Sherwood Zoning and Development Code (SZDC) as follows: notice was distributed in five locations throughout the City, posted on the property, and mailed to property owners within 1,000 feet of the site on or before

August 4, 2022. Newspaper notice was also provided in a newspaper of local circulation on August 4 and August 18, 2022.

Application Summary
The applicant is proposing a new 100-room hotel and 690-unit self-storage building on Lots 1 and 2 of Parkway Village South. The Parkway Village South campus is zoned Light-Industrial Planned Unit Development (LI-PUD) and currently contains existing improvements on Lots 3, 4, and 5 that were reviewed and approved through City of Sherwood in 2017 (SP 17-01 / SUB 17-03). Existing site improvements include the Langer Entertainment Center, paved circulation and parking areas, site lighting and landscaping, trash enclosures, and public utility extensions. The applicant is also proposing property line adjustment to adjust the property boundary between Lots 1, 2, 3, and 5. Access is proposed from the existing driveways serving the property along SW Langer Farms Parkway and SW Century Dr.

Planning Commission Decision
The Sherwood Planning Commission (Commission) held the initial evidentiary hearing on the application on June 28, 2022 and a continued hearing on July 12, 2022. At the conclusion of the July 12 hearing, the Commission unanimously approved the application based on the staff report dated July 12, 2022 with minor revisions to the findings and conditions of approval. The full Commission decision and findings are included as Attachment 3 to the Staff Memo.

Testimony in opposition to the application was received and considered by the Commission prior to issuing a decision. The testimony in opposition to the application focused on the hotel and self-storage use and vesting rights pursuant to ORS 92.040. The Commission determined that the proposed uses are permitted on the property until August 28, 2022, based on the land use history and 10-year vesting period provided ORS 92.040.

Staff Analysis on Appeal
Issue 1: “The Planning Commission misapplied the provisions of the current and applicable past versions of the Sherwood Zoning and Community Development Code, ORS 92.040, the City’s previous PUD and subdivision approvals for the subject property in approving the subject application.”

Staff Analysis: The testimony from the appellant argues that self-storage is not a permitted use in the Light Industrial zone and that ORS 92.040 does not allow the applicant to obtain approval for and construct the proposed self-storage development.

The appellants are correct that self-storage is not a permitted use under the current Light Industrial code, however, the Commission found, and staff agrees, that the use is permitted on the property until August 28, 2022 pursuant to ORS 92.040 and the previous land use approvals issued on the property.

ORS 92.040(2) states:

(2) After September 9, 1995, when a local government makes a decision on a land use application for a subdivision inside an urban growth boundary, only those local government laws implemented under an acknowledged comprehensive plan that are in effect at the time of application shall govern subsequent construction on the property unless the applicant elects otherwise.

Subsection (3) of that statute states:

(3) A local government may establish a time period during which decisions on land use applications under subsection (2) of this section apply. However, in no event shall the time period exceed 10 years, whether or not a time period is established by the local government.

The subject property is part of Phase 6 of the Sherwood Village PUD that was approved by the Sherwood City Council in 1995. The subject property was also part of a 5-lot subdivision in 2012 known as the Langer Farms subdivision. The Commission found that based on the development code in effect at the time of the 2012 subdivision, the self-storage use is vested until August 28, 2022. This determination was made based on the land use approvals issued for the property and provisions of ORS 92.040 including:

- **PUD 95-1 (Sherwood Village PUD) -** approved on August 1, 1995

  When the Sherwood Village PUD was approved in 1995, a Light Industrial zoning was applied to the subject property. Permitted uses in the Light Industrial zone at this time included uses permitted outright in the General Commercial zone, including mini-warehousing (SZCDC § 2.110.02(J) (1995)).

- **Amended and Restated Development Agreement** - entered on or about August 7, 2010

  This agreement ("Development Agreement") was between the City and the owner of the subject property. By its terms, it restated an earlier agreement between the parties from 2008. At the time of entering the Development

Agreement, properties within the City's Light Industrial base zone with a PUD overlay approval could be developed with uses allowed at the time of final approval of the PUD, provided the landowner elected to do so: "Approved PUDs may elect to establish uses which are permitted or conditionally permitted under the base zone text applicable at the time of final approval of the PUD." (*former* SZCDC § 16.32.020(H)). As relevant to this proceeding, in the Development Agreement, the landowner elected to develop uses on the property that were allowed at the time of approval of the PUD in 1995.

- **SUB 12-02 (Langer Farms Subdivision) -** submitted on March 30, 2012 and approved on August 28, 2012

  As noted, through the Development Agreement, the landowner had elected to establish uses on the property that were allowed in the base zone at the time of approval of the PUD in 1995. The SZCDC provision permitting this election (*former* SZCDC § 16.32.020(H)) was still in effect when the then-applicant applied for the Langer Farms Subdivision in 2012. Mini-warehousing was a permitted use in the LI zone at the time of the 1995 final PUD approval. Therefore, under the code in effect at the time the subdivision application was submitted, and based upon the election exercised by the landowner in the Development Agreement, mini-warehousing was a permitted use on the subject property. Furthermore, pursuant to ORS 92.040, upon approval of this subdivision application, the property became vested in the standards in effect at the time of the subdivision application for a period of 10 years.

Applying the law to the facts noted above, the Commission found that the City's approval of the 2012 Langer Farms Subdivision approved a subdivision for property located within an urban growth boundary after September 9, 1995. Accordingly, by the plain text of ORS 92.040(2) quoted above, only those laws in effect at the time of the 2012 application, which included the 1995 PUD/Light Industrial use standards (which permit self-storage uses) as exercised by the landowner through the Development Agreement, govern subsequent construction on the property until August 28, 2022 (10 years after the date of the Langer Farms Subdivision approval), unless the landowner elects otherwise.

The Commission found that the Appellants misconstrue the relevance of the Land Use Board of Appeals ("LUBA") decision in *Group B, LLC v. City of Corvallis*, __ Or LUBA __ (LUBA No. 2015-019, August 25, 2015). Correctly understood, LUBA reasoned that, even if specific development is not approved at the time of subdivision, if a local government approves a lot size and configuration in that decision that is premised upon a particular type or location of future development, the local government is precluded by

ORS 92.040(2) from applying different or conflicting standards to that future development (unless the developer elects otherwise). *Id.*

For the Langer Farms Subdivision, the City approved a lot size and configuration that was premised upon the Langers' developing uses that were permitted under the base zone at the time of final approval of the 1995 Sherwood Village PUD, including commercial uses. *See* pp. 2, 9 of the decision for City File No. SUB 12-02 (Langer Farms Subdivision) addressing use issues. The Langers' intent had already been established by their use election in the Development Agreement. Based upon these findings in the 2012 decision, the Commission found that the City is barred for a 10-year time period from applying new use standards that would prohibit uses allowed under the base zone at the time of final approval of the Sherwood Village PUD to the Langers' development of the property, unless the Langers elect otherwise. Although Appellants contend the City did not evaluate specific development on the subject property in conjunction with the 2012 subdivision decision, Appellants' contention is refuted by the 2012 findings discussed above. Accordingly, the Commission denied the Appellants' contentions regarding the *Group B* decision.

Regarding the 10-year vesting period, the City has not adopted an ordinance limiting the duration of the protections under ORS 92.040(3). Nevertheless, Appellants contend that when the City and Applicant entered into the Development Agreement, they established a shorter time period than the standard 10-year period granted by ORS 92.040(3) because, by its terms, the Development Agreement has now expired.

The Commission did not agree with the Appellants' contention because the Development Agreement was entered in 2010, while the subdivision occurred in 2012. The Development Agreement makes no mention of a subdivision or ORS 92.040 because it did not foresee the future subdivision and did not proactively waive the Applicant's rights under state law. Therefore, the Commission found that there is no evidence the parties intended in the Development Agreement to establish a vesting period of less than 10 years for purposes of ORS 92.040(3).

Issue 2: "The Planning Commission applied two different version of the SZDC to approve the application, an older code version for one use and the current code version for the other use."

Staff Analysis: The appellant's argue that the Commission approved the application by applying two different versions of the development code, the 1995 or 2012 code for the self-storage use and the current code for the hotel use. Staff agrees that uses were chosen by the applicant from two different codes but disagrees that the application should be denied on this ground.

As discussed above, ORS 92.040 requires the local government to apply only those laws in effect at the time of the 2012 subdivision to govern construction on the property, unless the applicant elects otherwise. Page 6 of the applicant's narrative (Exhibit A to Attachment 3) provides the applicant's intent with respect to their election of applicable code. The narrative states that self-storage is a permitted on the site because the use was permitted on the property in 2012 when the subdivision occurred. For the proposed hotel use, the applicant has "elected otherwise" and is utilizing the current development code. For all other standards, the applicant has also elected otherwise, and the site has been designed to current development code standards.

Issue 3: "The Planning Commission erred for each reason asserted in the letters and emails submitted by Jim Claus and/or Susan Claus in the record. Appellants assert each and every argument raised below as grounds for appeal of the Commission's decision."

Staff Analysis: SZCDC 16.76.030 requires that a notice of appeal (known as a "petition for review") must include "the specific grounds relied upon in requesting a review." Appellants' statement that their appeal includes "each and every argument raised below" as on appeal does not identify error with any specificity. That said, Staff has reviewed the testimony submitted by the appellant's and provides the following responses:

> Appellant assertion: "ORS 197.797(3)(b) obligates the City to list the applicable approval criteria in its public notice of the submitted Application. In this case, the City notice is insufficient, as it does not specify which current SZCDC sections apply to the application, and which of the 1995 SZCDC sections apply. (Exhibit C1)
>
> Staff response: First, ORS 197.797(3)(b) requires that the public notice reference to all of the applicable criteria from the ordinance and plan that apply to the application. It does not require reference to state statutes or local standards that might apply by direct application of those same statutory requirements. Moreover, even if it was error to fail to list the SZCDC § 2.110.02(J) (1995), the failure to list an applicable criterion is not a procedural error that itself warrants reversal or remand of the decision; rather, the remedy for a local government's failure to list an applicable approval criterion is to allow a party to raise new issues before LUBA under ORS 197.835(4)(a). Further, in order to prevail in a procedural challenge under ORS 197.825(7)(a)(B), there must be some prejudice of substantial rights. Here, the Appellants' substantial rights were not prejudiced because SZCDC § 2.110.02(J) (1995) was discussed as an applicable criterion in the staff report issued prior to the Planning Commission hearing. Appellants'

presented written testimony before the Planning Commission regarding the same indicating that they were well aware of the regulations at issue. Since the Appellants' substantial rights were not prejudiced by the alleged errors in the notices of hearing the failure to list SZCDC § 2.110.02(J) (1995) in the notice is a technical violation. ORS 197.835(7)(a)(B); *Siegert v Crook County*, 63 Or LUBA 379 (2011); *Ashley Manor Care Centers, Inc v City of Grants Pass*, 38 Or LUBA 308 (2000*); Forest Park Estate v. Multnomah County*, 20 Or LUBA 319, 331 (1990).

Appellant assertion: "ORS 197.797(5)(a) requires the applicable criteria for approval or denial of the Application to be part of the statement read to the audience at the beginning of the hearing." (Exhibit C1)

Staff response: As noted above, SZCDC § 2.110.02(J) (1995) was discussed during the proceedings before the Planning Commission and the appellant's were aware of it as evidenced by their testimony discussing the same. The Appellant's did not suffer any prejudice by the Planning Commission's failure to identify this criterion orally during the hearing.

Appellant assertion: By closing the open record period at 5:00 pm one week after the July 12 hearing, which started at 6:00 pm, the Appellant's were not given a full 7 days to respond to new evidence as required by ORS 197.797(6)(c).

Staff response: Again, in order for a procedural error to be recognizable under ORS 197.835(7)(a)(B), the error must prejudice some substantial right. The Appellants' failed to identify any substantial right that was prejudiced by the closing of the record one hour less than a full 24-hour filled seven days. Rather, the Appellants' did submit additional testimony during the open record period fully availing themselves of the extra time.

Staff Recommendation on Appeal
After review of the applicable approval criteria, the appeal petition, and Planning Commission decision, staff respectfully recommends affirming the Planning Commission decision and approving the application.

City Council Alternatives:
The Appeal Authority may act to affirm, reverse, remand, or amend the action being reviewed.

- Affirm the Planning Commission decision and approve the application based on the Planning Commission Findings Report dated July 12, 2022

- Amend the Planning Commission decision and approve the application with additional / amended findings of compliance.

- Reverse the Planning Commission decision and deny the application with amended findings of non-compliance

RECEIVED
JUL 26 2022
City of Sherwood
Planning Dept.

NOTICE OF APPEAL
TYPES III & IV

Sherwood Zoning and Community Code (SZCDC) 16.76 Appeals

16.76.010.A Issues on Appeal
The only issues which may be raised on appeal are those issues which were raised on the record before the Hearing Authority with sufficient specificity so as to have provided the City, the applicant, or other persons with a reasonable opportunity to respond before the Hearing Authority.

16.76.020 Appeal Deadline
Land use actions taken pursuant to SZCDC16.76 shall be final unless a petition for review is filed with the Planning Director not more than fourteen (14) calendar days after the date on which the Hearing Authority took final action on the land use application, and written notice of the action has been mailed to the address provided by the person in the record. If the person did not provide a mailing address, then the appeal must be filed within fourteen (14) calendar days after the notice has been mailed to persons who did provide a mailing address.

Tax Lot: 2S129DC001100, 1200, 1300, 1400, 1500

Map No:_____

Land Use Case File No: LU 2022-012 SP / MM / CUP / PLA Chestnut Inn and Parkway Village South Self-Storage

To Appeal Authority: Sherwood City Council

Appeal By: Jim Claus/Susan Claus

The undersigned in the above-entitled matter does hereby appeal from that certain decision of the Sherwood Planning Commission rendered on the 13th day of July, 2022 upon the following grounds: (Please provide on a separate sheet the reasons why you think the Appeal Authority should render a different decision than that rendered by the Hearing Authority).

Appellant's Signature

July 26th 2022
Date Signed

Address: 22211 SW Pacific Hwy. Sherwood 97140

Phone Number: (503) 734-0556

To be filled out by City Staff

Received by: _____ Date: 7-26-22

*Fee: 6,969.50 Receipt No.: 312064

*See City of Sherwood current Fee Schedule, located at www.sherwoodoregon.gov.

22560 SW Pine Street | Sherwood, Oregon 97410 | 503-925-2308

Grounds for Appeal

1. The Planning Commission misapplied the provisions of the current and applicable past versions of the Sherwood Zoning and Development Code, ORS 92.040, the City's previous PUD and subdivision approvals for the subject property in approving the subject application.
2. The Planning Commission applied two different versions of the SZDC to approve the application, an older code version for one use and the current code version for the other use.
3. The Planning Commission erred for each reason asserted in the letters and emails submitted by Jim Claus and/or Susan Claus in the record. Appellants assert each and every argument raised below as grounds for appeal of the Commission's decision.

NOTICE OF DECISION

TAX LOT:	2S129DC001100; 1200; 1300; 1400; 1500
ADDRESS:	21650 SW Langer Farms Parkway
CASE NO:	LU 2022-012 SP / MM / CUP / PLA
DATE OF NOTICE:	July 13, 2022

Applicant
Langer Family, LLC
28185 SW Heater Rd.
Sherwood, OR 97140

Owner (TL 1100, 1200, 1400, 1500)
Langer Parkway South, LLC
28185 SW Heater Rd.
Sherwood, OR 97140

Owner (TL 1300)
Langer Entertainment, LLC
28185 SW Heater Rd.
Sherwood, OR 97140

NOTICE

Because you are the applicant or because you testified on the subject application, you are receiving notice that on July 12, 2022, the Sherwood Planning Commission approved land use application 2022-012 SP / MM / CUP / PLA MM Chestnut Inn and Parkway Village South Self Storage. The approval is for a new 100-room hotel and 690-unit self-storage building and associated site improvements.

INFORMATION: The full Planning Commission findings report, conditions of approval, and land use exhibits can be viewed at: https://www.sherwoodoregon.gov/planning/project/lu-2022-012-sp-mm-cup-pla-chestnut-inn-and-parkway-village-south-self-storage or can be obtained by contacting Joy Chang, Senior Planner, at 503-625-4214 or changj@sherwoodoregon.gov

APPEAL

Pursuant to Sherwood Zoning and Community Development Code Section 16.72.010.B.3.d, the Sherwood City Council is the Appeal Authority for Type IV land use decisions. Any person who testified before the Planning Commission at the public hearing or who submitted written comments prior to the close of the record may appeal the Planning Commission's decision, no later than 14 days from the date of this notice. Details on appeal procedures are located in SZCDC § 16.76. **An appeal of this decision must be filed no later than 5:00 PM on July 27, 2022.**

I, Eric Rutledge, for the Planning Department, City of Sherwood, State of Oregon, in Washington County, declare that the Notice of Decision LU 2022-012 SP / MM / CUP / PLA was placed in a U.S. Postal receptacle, or transmitted via electronic mail, on July 13, 2022 before 5pm.

Eric Rutledge, Associate Planner

CITY OF SHERWOOD
JULY 12, 2022
PLANNING COMMISSION FINDINGS

CHESTNUT INN AND PARKWAY VILLAGE SOUTH SELF-STORAGE SITE PLAN, MAJOR MODIFICATION TO SITE PLAN, CONDITION USE PERMIT, AND PROPERTY LOT LINE ADJUSTMENT
LU 22022-012 SP, MM, CUP, LLA

Pre-App Meeting:	January 6, 2022
App. Submitted:	April 18, 2022
App. Complete:	May 20, 2022
1st Hearing Date:	June 28, 2022
2nd Hearing Date:	July 12, 2022
120-Day Deadline:	September 17, 2022

HEARING SUMMARY:
The City of Sherwood Planning Commission (Commission) held the initial evidentiary hearing on the subject application on June 28, 2022. The Commission heard presentations by City staff and the applicant, followed by testimony from the general public. The Commission directed staff to revise the staff report to provide clear findings of compliance on the proposed parking supply and a new Condition of Approval (H3) related to acquiring permits for on-site signage.

Written public testimony was received during the June 28 hearing and is included Exhibits C11 – C12 to this report. Prior to the conclusion of the hearing, a member of the public requested the record to be left open to provide additional testimony. The record was left open for a period of two weeks as follows:

- 7 days for anyone to submit additional testimony ending at 5:00 PM on Tuesday, July 5th, 2022.
- 7 days for anyone to rebut information received within the first 7 day period ending at 5:00 PM on July 12th, 2022.

Exhibits C1 – C6 were received during the initial open record period and Exhibits C7 – C10 were received during the rebuttal period. The applicant waived their 7 days to submit a final response.

On July 12, 2022 the Commission held the continued hearing. Staff provided a brief presentation followed by questions by the Commission of staff. After considering all of the information in the record, the Commission unanimously approved the application based on the findings in the staff report dated July 12, 2022.

By Jean Simson, Chair
Jean Simson, Planning Commission Chair

07/13/2022
Date

I. BACKGROUND

A. Applicant: Langer Family, LLC
28185 SW Heather Road
Sherwood, OR 97140

Owners: Langer Parkway South, LLC
28185 SW Heater Rad
Sherwood OR 97140

Langer Entertainment, LLC (TL 1300)
28185 SW Heater Road
Sherwood OR 97140

Owner's Representative: Chris Goodell, AICP, LEED AP
AKS Engineering and Forestry
503-563-6151 chrisg@aks-eng.com

B. Location: Southeast corner of the intersection of SW Langer Farms Parkway and SW Century Drive.

C. Assessor's Information: Tax Map 2S1 29DC, Tax Lots 1100, 1200, 1300, 1400, and 1500

D. Parcel Sizes: The total site is approximately 15.67 acres in size and is parceled to the following: Tax Lot 1100 is ±3.61 acres; Tax Lot 1200 is ±1.24 acres; Tax Lot 1300 is ±7.48 acres; Tax Lot 1400 is ±2.50 acres; and Tax Lot 1500 is ±0.84 acres.

E. Review Type: According to Section 16.72.010.A.4.c, Site Plans greater than 40,000 square feet of floor area, parking or seating capacity requires a Type IV review; the hearing authority is the Planning Commission, and the appeal authority is the City Council. This application is over the 40,000 square foot threshold requiring the Type IV review. The associated Major Modification to an Approved Site Plan request is also a Type IV review. The proposed Condition Use Permit requires a Type III review. Finally, the Property Lot Line Adjustment is a Type I review. The proposed developments will all be processed concurrently through the Type IV review.

F. Public Notice: Notice of the application was mailed to property owners within 1,000 feet, posted on the property and distributed in five locations throughout the City on June 8, 2022, in accordance with § 16.72.020 of the SZCDC. The notice was published in the Times (a newspaper of general circulation) on June 9, 2022 and June 23, 2022, in accordance with §16.72.020 of the SZCDC.

G. Review Criteria: Sherwood Zoning and Community Development Code (SZCDC): Chapter 16.31 Industrial Land Use Districts; Chapter 16.40 Planned Unit Development; Chapter 16.58 Vision Clearance and Fence Standards; Chapter 16.72 Procedures for Processing Development Permits; Chapter 16.82 Conditional Uses; Chapter 16.90 Site Planning; Chapter 16.92 Landscaping; Chapter 16.94 Off-Street Parking and Loading; Chapter 16.96 On-Site Circulation; Chapter 16.98 On-Site Storage; Chapter 16.106 Transportation Facilities; Chapter 16.108 Improvement

Plan Review; Chapter 16.110 Sanitary Sewers; Chapter 16.112 Water Supply; Chapter 16.114 Storm Water; Chapter 16.116 Fire Protection; Chapter 16.118 Public and Private Utilities; Chapter 16.124 Property Line Adjustments and Lot Consolidations; Chapter 16.142 Parks, Trees, and Open Spaces; Chapter 16.146 Noise; Chapter 16.148 Vibrations; Chapter 16.150 Air Quality; Chapter 16.152 Odors; Chapter 16.154 Heat and Glare; Chapter 16.156 Energy Conservation.

H. History and Background: The site has been owned and farmed by the Langer family since the late 1800's. This piece of property is within Phase 6 of the Sherwood Village PUD that was approved by the Sherwood City Council in 1995. All future development is subject to the conditions of the approved Planned Unit Development and SUB 12-02. Because of the approval of the subdivision in 2012, the use of the property is vested for a period of 10 years (ORS 92.040). In this instance, the PUD approval for all of phases 6, 7, and 8 of PUD 95-1 allowed for uses that were permitted within the General Commercial Zone in 1995. This was memorialized by the Council approval of Resolution 2007-081 in 2007.

The Parkway Village South Site Plan and Subdivision (SP 17-01/SUB 17-03) was approved on December 14, 2017, subject to conditions of approval. The Final Site Plan was subsequently approved on May 31, 2018. In March 2019, the Parkway Village South Subdivision (a replat of Parcel 2 of Partition Plat 2017-019) was recorded, resulting in five lots. The property is currently configured as Lots 1 and 2 of Parkway Village South subdivision plat (Document No. 2019-034798). Following the approvals above, a Minor Modification to the Parkway Village South Site Plan (SP 17-01/SUB 17-03) was submitted to modify two of the approved commercial areas. The Minor Modification (MMSP 18-08) is the most recent casefile on the subject property that was approved on April 1, 2019.

I. Existing Conditions: Tax Lot 1100 and Tax Lot 1200 are undeveloped and vacant. To the west of these tax lots is the remaining Parkway Village South campus, approved for future retail buildings along SW Langer Farms Parkway and Century Drive, along with shared parking, landscaping, and circulation (Tax Lot 1400 and 1500). Adjacent and south of these tax lots is the existing Langer's Entertainment Center (Tax Lot 1300). The entire site is adjacent to a regional stormwater quality facility to the southeast which was committed to serving these tax lots. There is an existing drainageway, and associated wetlands and vegetated corridor designation, located within an unbuildable tract to the southeast that was established as part of the Langer Farms subdivision plat. Access is proposed from the existing driveways serving the property along SW Langer Farms Parkway and SW Century Drive, both designated as collector streets in the City of Sherwood Transportation System Plan (TSP).

J. Surrounding Land Uses: The overall site is bound on the north by SW Century Drive, to the west by SW Langer Farms Parkway, to the east by a Light Industrial use development, to the southeast by a natural resource area and regional stormwater facility, and to the south by a self-storage facility. The property is surrounded by other properties located to the south and east by other light industrially zoned properties, to the north by an industrially zoned parcel that was developed with the Parkway Village Shopping Center, and to the west by properties that are zoned residential.

K. Current Zoning: The property is zoned Light Industrial Planned Unit Development (LI-PUD). As noted above, through the PUD 95-1 approval, the site allows for uses that were permitted within the General Commercial Zone in 1995. The 1995 Code, General Commercial Zone allows for Commercial Storage and Mini-Warehousing. Mini-warehousing or self-storage is not currently permitted in this zone, but as stated above, this use was permitted when the original PUD was approved, and the use was vested for a period of 10 years once the subdivision was approved in 2012.

Under the 1995 Code within the General Commercial Zone, Hotels or Motels were allowed within the zone with a Conditional Use Permit. Hotel/Motel use under the current code is also allowed with a Condition Use Permit.

II. AFFECTED AGENCY AND PUBLIC COMMENTS

A. Notice to affected agencies on June 2, 2022. The following is a summary of the comments received. Copies of full comments are included in the record unless otherwise noted.

1. City of Sherwood Engineering Department provided land use comments included as Exhibit B1. The comments address traffic and transportation, public utilities, and other engineering requirements. The comments and recommended Conditions of Approval are incorporated throughout the report under each applicable code section.
2. Clean Water Services provided a memorandum dated June 16, 2022 (Exhibit B2). The memorandum provides Conditions of Approvals related to CWS regulations for stormwater, erosion control, and sensitive habitat areas. The applicant has also submitted a CWS Sensitive Area Pre-Screen Assessment (Exhibit A – Sub Exhibit E) that indicates a CWS SPL is not required.
3. Tualatin Valley Fire and Rescue (TVF&R) – TVF&R provided a Service Provider Letter (SPL) dated March 30, 2022 (Exhibit A – Sub Exhibit M). Issuance of the SPL indicates compliance with TVF&R standards.
4. Washington County, Land Use & Transportation - Formal comments were not submitted from the County on this proposal. However, during the completeness check, the County provided comments dated May 6, 2022, stating that the County Traffic Engineer reviewed the study and determined that the proposed development shows less trips than originally approved, and the intersection of SW Langer and Tualatin-Sherwood Road will be improved with five lanes (Exhibit B3).

B. Public Comments - Public notice was mailed, posted on the property, and posted in five locations throughout the City on June 8, 2022.
1. No public comments were received at the time of writing this staff report. Public testimony was received on the application during the initial hearing on June 28. Additional testimony has been received from the public and the applicant during the open record. The testimony has been considered by staff in the final recommendation and is included as exhibits to this report.

III. APPLICABLE CODE PROVISIONS

Note – three asterisks (***) Indicates code has been omitted because it is not applicable

Chapter 16.72 PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS
16.72.010 – Generally

A. Classifications

Except for Final Development Plans for Planned Unit Developments, which are reviewed per Section 16.40.030, all quasi-judicial development permit applications and legislative land use actions shall be classified as one of the following:

1. Type I

The following quasi-judicial actions shall be subject to a Type I review process:

b. Property line adjustments;

3. Type III

The following quasi-judicial actions shall be subject to a Type III review process:

c. Conditional Uses

4. Type IV

The following quasi-judicial actions shall be subject to a Type IV review process:

c. Site Plans — Greater than 40,000 square feet of floor area, parking or seating capacity.

ANALYSIS: The proposed modification represents a 10% or more increase to the existing floor area and Major Modification approval pursuant to SZCDC § 16.90.030. The original Site Plan approval (SP 17-01/SUB 17-03) was processed as a Type IV application, and therefore, the major modification is subject to the Type IV procedures. Furthermore, the self-storage building (Lot 1) and the hotel (Lot 2) are both new proposals that are greater than 40,000 square feet of floor area and requires Site Reviews. All subsequent land use reviews (Conditional Use and Property Lot Line Adjustment) will be completed concurrently.

FINDING: The application is subject to the Type IV land use review procedures and this criterion is met.

***

A. Division II– Land Use and Development
Chapter 16.31 INDUSTRIAL LAND USE DISTRICTS

16.31.010 - Purpose

***

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

***

16.31.020- Uses

A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C) and not permitted (N) in the industrial zoning districts. The specific land use categories are described and defined in Chapter 16.88.

B. Uses listed in other sections of this Code, but not within this specific table are prohibited.

C. Any use not otherwise listed that can be shown to be consistent or associated with the uses permitted outright or conditionally in the industrial zones or contribute to the achievement of the objectives of the industrial zones may be permitted outright or conditionally, utilizing the provisions of Chapter 16.88.

D. Additional limitations for specific uses are identified in the footnotes of this table.

Uses	LI
Hospitality and Lodging	
• Hotel/Motel	CU[12]
Office and professional support services	
• Business and professional offices[3]	P
Industrial	
• Mini-warehousing or self-storage	N

[3] Limited in size to five thousand (5,000) square feet in a single outlet and no more than twenty thousand (20,000) square feet in multiple outlets in the same development project.

[12] See special standard criteria for hospitality and lodging uses within the Light Industrial Land Use District SZCDC 16.31.040.

Applicant's Response: This application involves review of a self-storage facility with flexible tenant spaces and a hotel. As discussed in the background information above, the land uses that are permitted on site are memorialized in the Amended and Restated Development Agreement dated 2010 (included as Exhibit H) and the Vesting Determination Documentation (Exhibit N). Self-storage is not permitted in the LI zone under the current development code; however, "mini-warehousing" was a permitted use on the site when the parent property was created by subdivision (SUB 12-02). Establishing "mini-warehousing" or "self-storage" is therefore a permitted use until August 28, 2022, pursuant to ORS 92.040. For further details, please see the Pre-Application Conference Documentation (Exhibit I).

Additionally, the flexible tenant spaces within the self-storage facility are planned to contain ±2,500 square feet of area for private or business tenants. These spaces are generally permitted in the LI zone as 'professional support services,' shown in the table above. The tenant spaces do not exceed the limits on business and professional offices noted in the table above: 5,000 square feet in a single outlet or 20,000 square feet of the total building size.

Finally, a hotel is a conditional use within the LI zoning district, subject to special criteria of Sherwood Zoning and Community Development Code (SZCDC) 16.31.040. Please see the responses to SZCDC 16.31.040 within this document. As such, the envisioned uses are permitted conditionally or outright, as shown above. The criteria above are met.

ANALYSIS: A final development plan for the PUD was approved for the overall site in 1995. As stated before, the PUD approval for all of phases 6, 7, and 8 of PUD 95-1 allowed for uses that were permitted outright within the General Commercial Zone in 1995. Mini-warehousing was a permitted outright use within the General Commercial Zone in 1995. This was memorialized by the Council approval of Resolution 2007-081 in 2007. . Under the current code, a hotel use within the LI zone requires a Condition Use Permit approval subject to special criteria under 16.31.040. Therefore both uses are permitted on the site. The purpose of this specific review is to ensure that the proposed development is consistent with the PUD approval, and the applicable review criteria for Site Plan, Conditional Use and all other applicable sections of the SZCDC.

FINDING: Based on the applicant's response and analysis, this criterion is met.

16.31.030 Development Standards
A. Generally

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

Applicant's Response: As discussed in this written document and shown on the Preliminary Plans (Exhibit A), the application demonstrates consistency with the applicable requirements of the SZCDC. Further, the Preliminary Property Line Adjustment Plan (Exhibit A), illustrates that the lot dimensions meet the standards of the LI-PUD zoning district. This application does not involve variances or adjustments.

FINDING: Staff concurs with the applicant's response. Therefore, this criterion is met.

B. Development Standards

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

Development Standards	Light Industrial
Lot area - Industrial Uses:	10,000 SF
Lot area – Commercial Uses (subject to Section 16.31.050):	10,000 SF
Lot width at front property line:	100 feet
Lot width at building line:	100 feet
Front yard setback [11]	20 feet
Side yard setback [10]	None
Rear yard setback [11]	None
Corner lot street side [11]	20 feet
Height [11]	50 feet

[10] When a yard is abutting a residential zone or public park, there shall be a minimum setback of forty (40) feet provided for properties zoned Employment Industrial and Light Industrial Zones, and a minimum setback of fifty (50) feet provided for properties zoned General Industrial.

[11] Structures located within one-hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

(Ord. No. 2016-008, § 2, 6-21-2016)

Applicant's Response: As shown on the Preliminary Property Line Adjustment Plan (Exhibit A), this application involves a lot line adjustment between Tax Lots 1100, 1200, 1300, and 1500 of Washington County Assessor's Map 2S129DC. The general purpose is to reconfigure the common boundary between the hotel and storage facility (between Lot 1 and Lot 2 of Parkway Village South subdivision plat), and center the common boundary (between Lot 1, Lot 2, Lot 3,

and Lot 5) along the shared drive aisle. After the lot line adjustment, the reconfigured properties will be at least 10,000 square feet with widths greater than 100 feet.

Further illustrated in Exhibit A, the planned self-storage building is set back greater than 20 feet along the front lot line of SW Century Drive. The planned hotel is set back greater than 20 feet along the front lot line (parallel to the common drive aisle). As shown, the planned buildings comply with the applicable setbacks above. Additionally, the project site is not located within 100 feet of a residential zoning district. As such, according to footnote 11 (above) the height limitations of residential zoning districts are not applicable. The Preliminary Architectural Materials (Exhibit D) show the heights of the planned buildings do not exceed 50 feet. Therefore, the standards above are met.

ANALYSIS: Staff concurs with the applicant's response above. Based on established commercial uses consistent with the 2010 Development Agreement and 1995 SZCDC, along with the precedent established in SP 12-05 / CUP 12-02, proposed development can be built to commercial standards where typical buildings setbacks are at zero (flushed with the street – when not abutting residential zones). The proposed buildings are set 20-feet or more from the street meeting the visual corridor requirement for collector streets.

FINDING: Based on the applicant's response and analysis above, these standards are met.

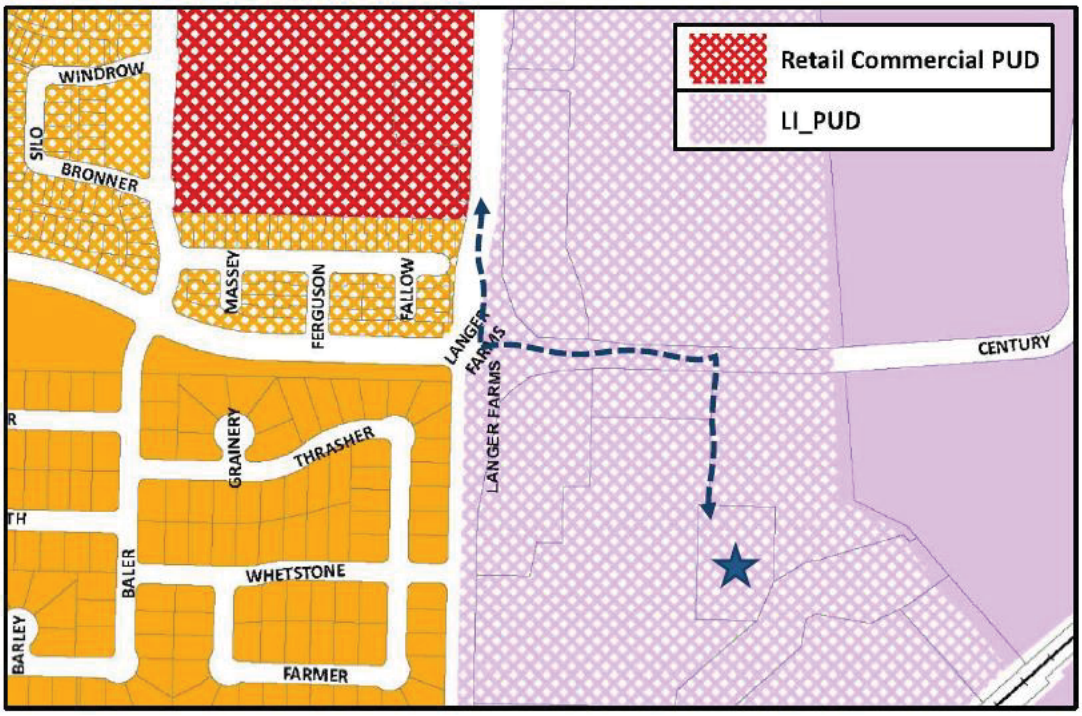
16.31.040 Special Standards Hospitality and Lodging Uses Within the Light Industrial Zone

A. Siting

1. Hotels/motels within the Light Industrial zone must be sited within 1/4 mile from the General Commercial and/or Retail Commercial zone.

Applicant's Response: As shown on the Preliminary Plans (Exhibit A), the hotel is planned to be located on Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat). Figure 1, below, illustrates a direct route from the site (depicted with a star symbol) is less than 1/4-mile (approximately 0.19 miles) from land zoned Retail Commercial on the City of Sherwood Zoning Map. The criterion is met.

Figure 1: Surrounding City of Sherwood Zoning



ANALYSIS: Staff concurs with the applicant's response above. Furthermore, the parcel to the north of the site is a commercial center with assorted retailers, including a Walmart Supercenter. The site complies with the intent of the provision.

FINDING: Based on the applicant's response and analysis above, these standards are met.

B. Development and Design

1. **The development of hotels/motels in the Light Industrial zone shall use the urban design standards in SZCDC Section 16.90.20.D.6.a—c. As an alternative to the standards in Section 16.90.20.D.6.a—c the commercial design review matrix may be applied (Section 16.90.020.D.6.d). A development must propose a minimum of sixty (60) percent of the total possible points to be eligible for exemption from the standards in Section 16.90.020.D.6.a—c.**
2. **A hotel/motel shall provide a minimum of 200 square feet of interior floor area for conference and/or meeting rooms, exclusive of dining, breakfast and lobby areas.**

ANALYSIS: The urban design standards in SZCDC Section 16.90.D.6 will be discussed in later in this report. The applicant's narrative nor exhibits addressed the hotel minimum requirement of 200 square feet of interior floor area for conference and/or meeting rooms, exclusive of dining, breakfast and lobby areas. However, in addressing the Conditional Use criteria and in compliance with the Comprehensive Plan, the applicant's narrative did state that "The new hospitality amenity is also intended to provide a business suite/conference rooms which will draw unique professionals to the area and encourage conventions and events." Therefore, the following condition is required to meet the criteria.

CONDITION OF APPROVAL B1: Prior to Final Site Plan Approval, the hotel shall provide a minimum of 200 square feet of interior floor area for conference and/or meeting rooms, exclusive of dining, breakfast and lobby areas.

FINDINGS: Based on the above analysis and condition of approval, this criterion is met.

16.40 PLANNED UNIT DEVELOPMENT (PUD)
16.40.030 - Final Development Plan
A. Generally

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

Applicant's Response: As discussed previously in the application background information, the subject site includes a portion of Phase 6 of the Parkway Village South PUD (Tax Lots 1100 and 1200 of Washington County Assessor's Map 2S 1 29DC). The PUD designation was assigned as part of the Langer Family PUD application (PUD 95-01), referred to in this narrative as the "PUD," that was approved (without a preliminary plat) by the City of Sherwood on April 26, 1995.

In January 2008, the City approved an application (PUD 07-01) covering the land uses that are permitted within the PUD. The 2008 City decision is memorialized in a development agreement – the Amended and Restated Development Agreement, dated 2010 (included as Exhibit H). Consistent with the PUD (95-01), the Langer Farm's Subdivision (SUB 12-02) was approved, and the plat recorded in March 2013 (Document No. 2013025409). In June 2017, Partition Plat 2017-019 (a replat of Lot 4 of Langer Farms) was recorded, resulting in 2 parcels. Thereafter in December 2017, the Parkway Village South Site Plan and Subdivision (SP 17-01/SUB 17-03) were approved. In March 2019, the Parkway Village South subdivision plat (a replat of Parcel 2 of Partition Plat 2017-019) was recorded, resulting in 5 lots. The property is currently configured as Lots 1 and 2 of Parkway Village South subdivision plat (recorded as Document No. 2019-034798).

2010 Amended and Restated Development Agreement
Consistent with the PUD approval and the 2010 Development Agreement (included as Exhibit H), this Site Plan Review application provides specific details for land uses, buildings, landscaping, site circulation, and access. The project complies with the PUD Development Agreement and 1995 PUD Design Guidelines as stated below:

1995 PUD Design Guidelines
The PUD approval established design guidelines for the PUD in 1995. Based on previous discussions with City staff and review of past decisions, the design standards entail a two-page undated document entitles "Sherwood Village Retail/Commercial Design Guidelines." The document (Exhibit O) is comprised of four headings: 1. Retail Building Construction, 2. Landscaping, 3. Signage, and 4. Lighting.

ANALYSIS: Staff concurs with the applicant's history of the approvals including the assertion that a final development plan for the PUD was approved for the overall site in 1995. The purpose of this specific review is to ensure that the proposed development is consistent with the PUD

approval, and the applicable review criteria for Site Plan, Conditional Use, and all other applicable sections of the SZCDC.

The proposed development of Phase 6 complies with the applicable PUD conditions and Development Agreement as discussed below:

1995 Design Guidelines

1. RETAIL BUILDING CONSTRUCTION
A. Exterior materials and treatment (trim, etc.)
1) Predominantly wood exterior.
2) Exterior windows and doors will have minimum 1 inch x 3 inch surrounds painted white.
3) Paint: Light tone palettes (white, off-white, grey, beige, tan), or similar as per Design Review Committee's approval.
B. Shapes of openings
1) Arched openings and bays encouraged.
C. Storefronts
1) Storefronts should have trimmed openings similar to above A.2.).
D. Roofs
1) Pitched roof forms are encouraged
2) Large amounts of flat roof are discouraged.

Applicant's Response: The criteria listed above are "guidelines" and not mandatory "standards." Therefore, the Applicant only needs to show general conformance with the applicable guidelines rather than strict adherence to them. Further, while neither the planned self-storage facility nor the hotel are considered 'retail buildings,' this application nonetheless demonstrates consistency with the design guidelines.

City approvals of previous phases of the Langer PUD have provided wide latitude and flexibility in the application of these design guidelines. Specifically, City approval of the Target shopping center (Phase 5) in the early 2000s and the Parkway Village (Phase 7) in 2012 were evaluated against the intent of these guidelines.

Page 10 of the Staff Report for the Parkway Village approval (SP 12-05/CUP 12-02) includes the finding:

> *The applicant is correct in that the guidelines are not intended to be prescriptive, and to the extent that the other phases of the Langer PUD has been developed with these standards, it is clear that a lot of latitude and flexibility has been provided to prior approvals. Arguably, the presence of the gabled roofs, addition of exposed wood, stone, and glass will provide a development that is much closer to achieving the guidelines than prior decisions.*

Page 28 of the July 10, 2001 Revised Staff Report for the Target shopping center approval provides the following finding related to the guideline to provide a "predominantly wood exterior":

> *Does not comply in the strict sense. The applicant states that wood exteriors are not typically used for such large buildings due to difficulty of maintenance and concern for fire safety. Therefore, the exterior is proposed, instead, to consist primarily of smooth face block that is accented with trim of darker split face block. The only glass is on the entry doors and windows at the NW comer of the store. The door and window surrounds are an industry standard size and the applicant states that the trim will be natural aluminum, which will be light-toned similar to white to provide similar contrast. Exterior building colors are proposed as a light tone palette (white, off-white, gray, beige or tan in accordance with the Design Guidelines.*

As shown on the Preliminary Architectural Materials (Exhibit D), colored elevations submitted with this application show building exteriors that incorporate board and batten, lap siding, wood

columns, wood decking and canopies, and shingles. Other materials used include brick veneer, stone veneer, split-face concrete masonry unit (CMU), and metal roofing. While not all the materials are wood, they are materials that reflect the vernacular styles of the region and create a similar visual appeal. Robust Northwest-appropriate materials will weather well, and last long-term in the damp Pacific Northwest climate.

Further, brick and ledgestone create a solid and timeless look, and the incorporation of siding with horizontal lap evokes a classic storefront look consistent with the guidelines. All windows will include trim of a color compatible with the external building materials. The second and third story pitched roofs contain board and batten siding, shingles, wood eves and trimmed square windows. The project provides building exteriors that incorporate wood, light window surrounds, light or natural earth-tone colors, bays, storefronts, and pitched roofs. The ultimate result is a welcoming residential or village feel that meets the intent of the guidelines.

FINDING: The applicant is correct in that the guidelines are not intended to be prescriptive, and to the extent that the other phases of the Langer PUD have been developed with these standards, it is clear that latitude and flexibility has been provided to prior approvals. Staff believes that the applicant has complied with the intent of the guidelines to the extent that is practical.

2. LANDSCAPING

A. Barkdust is not to be substituted as grass in front yards.

B. All driveways and vehicular storage areas shall be paved with asphalt, gravel or other dust minimizing material.

C. Trash and service areas must be screened from public view.

Applicant's Response: Site landscaping is planned to include a mixture of shrubs, trees, and groundcover designed to complement the property, buildings, and hardscapes. The Preliminary Landscape Plan (Exhibit A) illustrates that bark dust is not planned to be substituted in place of grass, except perhaps in conjunction with plantings. Several types of vegetative groundcover are listed on the Preliminary Landscape Plan. Vehicle maneuvering areas and driveways will be paved and dust minimized. Walls and plantings are intended to be used to screen trash enclosures. The landscaping guidelines, above, are met.

FINDING: The applicant's landscape plans support this statement, and staff is confident that the proposal satisfies the intent of the landscape design guidelines.

3. SIGNAGE

A. Sign-Post Standards

1. Main thoroughfares will have upgraded sign post standards.

2. Retail and commercial development areas will use the approved City of Sherwood sign posts painted to match the main throughfare posts and the pedestrian light posts.

B. Entry Monuments

1. All entry monuments and common area signage will be designed by JKS Architects.

2. Sherwood Village monument signage will be at the following location:

a. The intersection of 12th Street and Sherwood Boulevard

b. The opposite end of 12th Street

c. The intersection of Langer Drive and Tualatin- Sherwood Highway.

C. Building Signage

1. All freestanding building signage will be of similar construction to the monument signage: wood or concrete, painted white, with a shingled roof, and approved by the Design Review Committee.

2. Shall follow City of Sherwood signage restrictions.

Applicant's Response: This application does not include plans for signage or entry monumentation at this time. As such, the criteria are not applicable to this Site Plan Review application.

ANALYSIS: Staff concurs with the applicant's response above. Furthermore, signages are typically processed during the Building Permitting stage and are not part of the land use review. Therefore, this 1995 design standard is not applicable to the proposal. However, for clarity, staff recommends the following Condition of Approval:

CONDITION OF APPROVAL (H3): Prior to Final Occupancy, sign permits shall be obtained**.**

FINDINGS: Based on the above discussion and condition of approval, the criteria is met.

4. LIGHTING

A. In addition to the City of Sherwood approved intersection streetlights, all residential areas, 12th Street, and common areas will use a 6200MC-100HPS/12-DB-BK, RTANA-9'6"-4" w/lamp Trimble House pedestrian light fixture in pre-painted forest green, spaced at approximately 150 lineal feet apart, placing them on alternating sides of the street.

Applicant's Response: As shown on the Existing Conditions Plan (Exhibit A), frontage improvements, including street lighting, along SW Century Drive have been implemented in accordance with City standards. Therefore, the criterion is not applicable to this Site Plan Review application.

FINDING: Staff concurs with the applicant's response above and this criterion is not applicable to this Site Plan Review application.

16.58.010 Clear Vision Areas

A. A clear vision area shall be maintained on the corners of all property at the intersection of two (2) streets, intersection of a street with a railroad, or intersection of a street with an alley or private driveway.

B. A clear vision area shall consist of a triangular area, two (2) sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation; or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection, and so measured, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two (2) sides.

C. A clear vision area shall contain no planting, sight obscuring fence, wall, structure, or temporary or permanent obstruction exceeding two and one-half (2½) feet in height, measured from the top of the curb, or where no curb exists, from the established street center line grade, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to the height of seven (7) feet above the ground on the sidewalk side and ten (10) feet on the street side.
The following requirements shall govern clear vision areas:
1. In all zones, the minimum distance shall be twenty (20) feet.
2. In all zones, the minimum distance from corner curb to any driveway shall be twenty-five (25) feet.

3. **Where no setbacks are required, buildings may be constructed within the clear vision area.**

Applicant's Response: Clear vision areas are required at the driveway intersection with SW Century Drive on the northern property boundary. Vision clearance requirements have been met, as demonstrated by the attached Preliminary Dimensioned Civil Site Plan and Preliminary Landscape Plan (Exhibit A). Plantings between 2½ and 7 feet in height, walls, fences, and other prohibited items have not been planned within clear vision areas. These criteria are met.

ANALYSIS: Staff concurs with the applicant's statement above.

FINDING: Based on the applicant's response and analysis above, these standards are met.

Chapter 16.70 General Provisions

16.70.010 Pre-Application Conference
Pre-application conferences are encouraged and shall be scheduled to provide applicants with the informational and procedural requirements of this Code; to exchange information regarding applicable policies, goals and standards of the Comprehensive Plan; to provide technical and design assistance; and to identify opportunities and constraints for a proposed land use action. An applicant may apply at one time for all permits or zone changes needed for a development project as determined in the pre-application conference.

ANALYSIS: Although not a requirement, the applicant requested and attended a pre-application conference (PAC 2021-015) with City staff on January 6, 2022 to discuss developing the property with a new 100-room hotel and 75,000 square foot storage building on Lots 1 and 2 of the Parkway Village South Subdivision.

16.70.020 Neighborhood Meeting

A. **The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development.**
B. **Applicants of Type III, IV and V applications are required to hold a meeting, at a public location for with adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject application, prior to submitting their application to the City. Affidavits of mailing, sign-in sheets and a summary of the meeting notes shall be included with the application when submitted. Applicants for Type II land use action are encouraged, but not required to hold a neighborhood meeting.**

Applicant Response: This application involves a Type III Conditional Use Permit, Type IV Site Plan Review, and a Type IV Major Modification to Approved Site Plan. A Neighborhood Meeting was held on March 21, 2022. Notice was provided to owners of property within 1,000 feet of the properties subject to Type III and IV review. One member of the public showed up to participate in the meeting. Please see Exhibit F for further documentation demonstrating consistency with the provisions of this section. Therefore, the criteria are met.

ANALYSIS: Based on the applicant's revised Exhibit F, the applicant has stated that two members of the public had registered to attend the meeting, and only one joined the meeting. No questions were received from the public.

FINDING: The applicant held a neighborhood meeting on March 21, 2022 and provided the materials along with this application that demonstrate that they complied with the requirements for neighborhood meetings. This criterion is met.

CONDITIONAL USE

Chapter 16.82 – CONDITIONAL USES
16.82.020 – Permit Approval

A. Hearing Authority Action

1. The Hearings Authority shall conduct a public hearing pursuant to Chapter 16.72 and take action to approve, approve with conditions, or deny the application. Conditions may be imposed by the Hearings Authority if necessary to fulfill the requirements of the adopted Comprehensive Plan, Transportation System Plan, or the Code. The decision shall include appropriate findings of fact as required by this Section, and an effective date.

2. Conditional uses may be approved at the hearing for a larger development (i.e. business campus or industrial park), to include future tenants of such development, if the range of uses allowed as conditional uses are considered, and specifically approved, at the time of original application.

Applicant's Response: The process above is understood. The planned hotel is a hospitality land use conditionally allowed in the LI-PUD zoning district, and the Conditional Use Permit will be reviewed as part of the consolidated application through the Type IV review process. The hotel is intended to be located on Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat), a portion of the greater Parkway Village South campus.

ANALYSIS: Staff concurs with the applicant's response above. A Conditional Use Permit is required for a hotel in the Light-Industrial zone.

B. Final Site Plan

Upon approval of a conditional use by the Hearing Authority, the applicant shall prepare a final site plan for review and approval pursuant to Section 16.90. The final site plan shall include any revisions or other features or conditions required by the Hearing Authority at the time of the approval of the conditional use.

ANALYSIS: A Type I Final Site Plan approval is required.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL E1: Prior to Issuance of any Building Permits, the applicant shall obtain Final Site Plan approval.

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.

Applicant's Response: As shown on the Preliminary Composite Utility Plan (Exhibit A), adequate public facilities and services are available and can be provided to the hotel as shown. Additionally, frontage improvements along SW Century Drive have been completed. The LI zoning district does not require the provision of open space or parkland. As illustrated on the Preliminary Landscape Plan, the site is designed to include attractive landscaped areas, outdoor amenities, and inviting leisure areas for guests. Further, a binding agreement between the applicant and the City can be executed, if required, to guarantee construction of needed improvements. The criterion is met.

ANALYSIS: Staff concurs with the applicant's response above**.** The City of Sherwood Engineering Comments (Exhibit B1) describe the public improvements required to serve the development site. The application complies or is conditioned to comply with all public facility standards.

Regarding public services, the property is located within the service districts of the Sherwood Police Department, Tualatin Valley Fire and Rescue, and Pride Waste Disposal. The application has been routed to these service districts and capacity issues were indicated. The site is in an industrial zone and public parks and open space are not proposed or required.

FINDING: As described in this section and the SZCDC Division VI Public Infrastructure, this criterion is met.

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.

Applicant's Response: As shown on the Surrounding Land Uses sheet of the Preliminary Plans (Exhibit A), the site is surrounded by LI-zoned land and similar uses. To the east is an industrial campus that supports a variety of warehouses and facilities and to the north, a commercial center with assorted retailers, including a Walmart Supercenter. To the west is the remaining Parkway Village South campus, approved for future retail buildings along SW Langer Farms Parkway & Century Drive, along with shared parking, landscaping, and circulation.

The hotel is planned to be located adjacent to the existing Langer's Entertainment Center to provide proximal opportunities for dining and leisure. As shown on the Preliminary Plans (Exhibit A), a sky bridge is envisioned to connect the hotel with (future) Phase II of the Langer's Entertainment Center and serve as a direct and safe pedestrian route. To the south of the site is an existing regional stormwater facility and vegetated corridor, maintained by the City of Sherwood. This adjacent public tract contributes an additional natural buffer to the site, further alleviating potential impacts from the hotel. Therefore, the envisioned uses are compatible with the abutting land uses and are not foreseen to create adverse impacts in regard to noise generation and public safety. The criterion is met.

ANALYSIS: Staff concurs with the applicant's response above. The proposed hotel conforms with applicable standards of the LI zone as reflected in Sections 16.31, 16.90, and other applicable sections of the SZCDC. The existing and future land uses in all directions are Retail Commercial or Light Industrial. No adverse impacts related to noise and public safety are anticipated to result from the proposed hotel development.

FINDING: 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.

Applicant's Response: The following pertinent goals and policies from the City of Sherwood 2040 Comprehensive Plan (adopted by Ordinance No. 2021-012) demonstrate siting a hotel amenity in the Parkway Village South campus will be a benefit to the community. The responses to the Comprehensive Plan are solely applicable to the Conditional Use Permit regarding the hotel (and not other application types within this consolidated narrative document).

City of Sherwood 2040 Comprehensive Plan
Thriving and Diversified Economy - In 2040, the Sherwood economy has grown to include a variety of businesses big and small that offer stable employment opportunities, higher-wage jobs, and balance the tax base to protect and maintain Sherwood's quality of life. Sherwood provides great destinations and experiences for both residents and visitors.

Goal 1 - Accelerate the growth of local businesses and attract new businesses that balance the City's tax base, provide stable, high-wage jobs and capitalize on Sherwood's location and enhance the high-quality of life.

***

POLICY 1.2 Encourage development of employment to increase the city's tax base through a faster growth rate of jobs.

Applicant's Response: A new hotel land use will create employment opportunities for the community and support the local economy through job creation. Hotels require a plethora of positions to facilitate a successful business, including but not limited to managerial positions, sales and marketing, guest services, room attendants, receptionists, restaurant and bar related services, cleaning and maintenance, convention and event specialists, etc. As shown on the Preliminary Plans (Exhibit A), the hotel is planned to include approximately 100 guest rooms, as well as a business suite/conference rooms. Therefore, it is anticipated that the planned hospitality amenity will generate a variety of supporting high-wage jobs; Policy 1.2, above, is satisfied.

POLICY 1.3 Pursue development of higher employment densities in areas with planned or existing public facilities, utilities, and transportation infrastructure.

Applicant's Response: As shown on the Preliminary Plans (Exhibit A), the Parkway Village South campus is associated with existing improvements, as well as the approved future buildings. Public facilities, including water, sanitary sewer, franchise utilities, etc. are available to serve the site. Further, frontage improvements along SW Langer Farms Parkway and SW Century Drive have been completed for the PUD. The transportation network adjacent to the site is at its ultimate buildout and includes sidewalks, street trees, and lighting. As stated above, the hotel amenity will require and attract a diverse assortment of jobs and positions in a well-served area. This project is a 'piece' of the greater Parkway Village South campus 'puzzle' and will lead to the eventual full buildout of the site, supporting Policy 1.3, above.

POLICY 1.4 Support business growth in Sherwood to diversify and expand commercial and industrial development in order to provide employment opportunities and expand the tax base.

Applicant's Response: As stated above, the hotel amenity will require and attract a diverse assortment of jobs and positions to facilitate the business. The new employees and hotel guests will frequent the local area, spending money at restaurants, bars, retail stores, and entertainment opportunities. This activity will support Sherwood's local economy and likely aid in the expansion of local businesses. Further, the commercial site development will generate significant system development charges (SDCs) within the City, providing additional capacity for community growth. As such, Policy 1.4, above is met.

POLICY 1.5 Retain and encourage growth of existing and new businesses in Sherwood. Allow and encourage development of commercial and industrial areas.

Applicant's Response: As shown on the Surrounding Land Uses sheet of the Preliminary Plans (Exhibit A), the subject site is uniquely vacant in comparison to the surrounding area. A plethora of commercial establishments, including Langer's Entertainment Center, Walmart, Menchies Frozen Yogurt, MOD Pizza, Killer Burger, Red Robin, Spaghetti Factory, Target, medical and dental facilities, gyms, etc., are within a quarter mile of the planned hotel location. The new hospitality amenity is also intended to provide a business suite/conference rooms which will draw unique professionals to the area and encourage conventions and events. Therefore, the hotel will bring life to a currently unused property and support the surrounding commercial and industrial area. Policy 1.5 is met.

***

POLICY 1.7 Attract businesses identified as Target Industries in Sherwood's most recent Economic Opportunities Analysis.

POLICY 1.8 Support growth of businesses that create destinations and experiences for residents of Sherwood and visitors.

Applicant's Response: As discussed in Sherwood's most recent Economic Opportunities Analysis (dated September 2021), the target industries identified as having potential for growth in Sherwood include:

Services for visitors: Emphasis on experiences and destinations in and near Sherwood, especially related to agriculture and wineries, will drive demand for services for visitors including family-friendly events, farmers markets, specialty retail, wine tasting rooms, restaurants, or hotels.

Hotels are specifically identified above as a target service for visitors. As shown on the Preliminary Architectural Materials (Exhibit D), the hotel is planned to incorporate a sky bridge to connect to the future Langer's Entertainment Center addition. Langer's Entertainment Center is a family-friendly fun establishment, providing opportunities for dining, drinking, bowling, playing arcade games, exploring an adventure ropes course, and even more! As discussed throughout this written document, guests and employees attracted by the hotel will likely frequent other commercial opportunities nearby. Locating the hotel on this property will create an emphasis on a 'destination experience' in this area of Sherwood. Therefore, this application supports both Policy 1.7 and Policy 1.8 by facilitating an industry identified by the City of Sherwood as desirable.

ANALYSIS: Staff concurs with the applicant's responses above. 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.

FINDING: Based on the discussion above, 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.

Applicant's Response: As discussed, the envisioned hotel is compatible with the abutting land uses and is not foreseen to create adverse impacts in regard to noise generation and public safety. Similarly, it is not anticipated that additional conditions will be necessary to mitigate impacts of a hotel in the LI zone. The LI zone encompasses uses permitted outright, such as warehousing and distribution, manufacturing, motor vehicle repair, truck rental, gas stations, etc. that are likely to be more impactful and intensive uses than a hotel. As shown on the Preliminary Plans (Exhibit A), the hotel campus is designed with inviting landscaping and leisure areas and is planned to be surrounded by shared parking and circulation facilities. Along the east property boundary, landscaped areas and a driveway provide a natural buffer near the existing industrial warehouse on the adjacent property (Tax Lot 150 of Washington County Assessor's Map 2S129D). To the west, the hotel is planned to connect to the Langer's Entertainment Center via a skybridge. Therefore, hotel accommodation in this area will be compatible with the surrounding area and the criterion is met.

ANALYSIS: Staff concurs with the applicant's response above.

FINDING: Based on the discussion above, 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.

Applicant's Response: As shown on the Existing Conditions Plan (Exhibit A), the property gently slopes upward to the south and contains few existing natural resources. Additionally, the site is adjacent to an existing regional stormwater facility to the south, which is heavily vegetated with trees and plants. The Preliminary Dimensioned Civil Site Plan (Exhibit A) demonstrates that a combination of landscaping and fencing will be incorporated to create an inviting space for hotel guests, as well as mitigating potential impacts to neighboring LI-zoned sites (to the north, east, and west). Therefore, due to the surrounding zoning and existing industrial activities, impacts from the hotel use are not anticipated.

ANALYSIS: Staff concurs with the applicant's response.

FINDING: Based on the discussion above, this criterion is met.

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

Applicant's Response: This application is not anticipated to pose significant adverse impacts to sensitive wildlife species or the natural environment. As shown on the Existing Conditions Plan (Exhibit A), the site is vacant of structures and contains minimal existing vegetation. As discussed in this document, the property to the south contains a regional stormwater facility with

associated vegetated corridor. Please see the Clean Water Services documentation within Exhibit J, stating a site assessment and service provider letter are not required for the project. Therefore, the criterion above is met.

ANALYSIS: Staff concurs with the applicant's response.

FINDING: Based on the discussion above, 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.**

ANALYSIS: As discussed in the findings for the conditional use approval criteria, the proposed use of the site as a hotel is appropriate for the property. No additional conditions are recommended related to the conditional use permit.

FINDING: No additional conditions are recommended, and this standard is met.

E. Time Limits

Unless approved under Section 16.82.020.A.2 for a larger development to include future tenants of such development, authorization of a conditional use shall be void after two (2) years or such lesser time as the approval may specify unless substantial construction, in the City's determination, has taken place. The Hearing Authority may extend authorization for an additional period, not to exceed one (1) year, upon a written request from

the applicant showing adequate cause for such extension, and payment of an extension application fee as per Section 16.74.010.

F. Revocation

Any departure from approved plans not authorized by the Hearing Authority shall be cause for revocation of applicable building and occupancy permits. Furthermore, if, in the City's determination, a condition or conditions of CUP approval are not or cannot be satisfied, the CUP approval, or building and occupancy permits, shall be revoked.

ANALYSIS: The Conditional Use Permit is subject to the time limits and revocation standards described above.

FINDING: These standards are met.

B. DIVISION V. – COMMUNITY DESIGN

Chapter 16.90 Site Planning - SITE PLAN REVIEW REQUIRED FINDINGS

The proposed development includes a new self-storage building with flexible tenant spaces, located on Tax Lot 1100 (Lot 1 of Parkway Village South Subdivisions Plat), that requires a Site Plan Review. Furthermore, the proposed hotel on Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat) is a Major Modification to an Approved Site Plan for Casefile SP 17-01. The original approval consisted of a daycare facility. As such, this chapter is applicable to these two lots.

16.90.020.D. Required Findings
No site plan approval shall 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.**

FINDING: The proposed development meets the applicable zoning district standards as discussed below under the “Division II- Land Use and Development” section, and the applicable provisions of Divisions V, VI, VIII, and IX as discussed in detail below.

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.**

FINDING: As discussed in detail in the Public Infrastructure section, water, sanitary sewer, and storm sewer are either available or can be extended to serve the site. The subject site has access to SW Century Drive to the north and SW Langer Parkway to the west, both developed as collector status roads. The nearest park is Langer Park, off SW Century Drive, in a residential neighborhood. Solid waste services, communication and public safety are all available to this development. All new utilities for the site will be required to be underground. This criterion can be met as discussed and conditioned in the Public Infrastructure Section below.

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.**

ANALYSIS: Any required covenants or restrictions imposed by the City will be required to be satisfied as an ongoing condition of the original land use decision and subsequent land use approvals on this parcel of land. The City does not monitor or enforce private covenants and restrictions. An Amended and Restated Declaration of Easements and Restrictions for Parkway Village South, the original project site, for Lots 2-5 was recorded under Recording No. 2019-039827. The declaration of easements provides for ownership, management, and maintenance of on-site features, as necessary. On-going maintenance of the structures, landscaping, etc. will be provided by the property owner, lessee, or other appropriate party. Further amendments to this document will be required since Lot 1 will now be developed with mini-storage units and flexible tenant spaces.

CONDITION OF APPROVAL B2: Prior to Final Site Plan Approval, the Amended and Restated Declaration of Easements and Restrictions for Parkway Village South, shall be amended to include Lot 1.

FINDING: Based on the discussion and condition of approval above, 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.**

Applicant's Response: As shown on the Existing Conditions Plan (Exhibit A), the subject site contains few existing natural resources, trees, and vegetation. The topography of the site is relatively flat and slopes upward to the south; without environmentally sensitive areas. The Preliminary Landscape Plan (Exhibit A) illustrates existing vegetation is retained where possible. The Langer Farms subdivision plat includes Tract A (south of the site), a regional stormwater facility, drainage channel, and vegetated corridor owned and maintained by the City of Sherwood. Further, the CWS Service Provider Letter (Exhibit E) demonstrates natural resources are not impacted by this project.

Additionally, the site plan modification component will not impact significant natural features. As shown on the Preliminary Plans (Exhibit A), the extent of the modification involves a change of use for a vacant portion of the property (Tax Lot 1200), that contains few natural features, no trees, and minimal existing vegetation. As such, the criterion above is met as applicable.

ANALYSIS: Staff concurs with the applicant's response above.

FINDING: Based on the discussion above, the applicable criteria are 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.**

Applicant's Response: Transportation documentation, prepared by Kittelson & Associates, Inc., is included within Exhibit L. The documentation demonstrates the change of use (from a daycare to a hotel) and the new trips generated from the storage facility, will not have a significant impact

on the surrounding transportation system. The modified site plan, and the self-storage and flexible tenant spaces (which no uses/trips were identified previously) results in fewer daily trips than those previously analyzed and approved by the City. Please see Exhibit L for further information. The criterion is met.

ANALYSIS: City Engineering has reviewed the applicant's transportation documentation and agrees that the modified site plan with the hotel and self-storage units will result in fewer daily trips than those previously analyzed and approved by the City.

FINDING: Based on the discussion above, this criterion is met.

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:**
    a. **Primary, front entrances are located and oriented to the street, and have significant articulation and treatment, via facades, porticos, arcades, porches, portal, forecourt, or stoop to identify the entrance for pedestrians. Additional entrance/exit points for buildings, such as a postern, are allowed from secondary streets or parking areas.**

Applicant's Response: As shown on the Existing Conditions Plan (Exhibit A), Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat) does not front right-of-way. The property is accessed by means of the existing driveway to SW Century Drive and an existing access easement to SW Whetstone Way/SW Langer Farms Parkway. As shown on the Preliminary Plans (Exhibit A), the primary, front entrance to the hotel is located on the west side of the site, oriented toward the central drive aisle. The Preliminary Architectural Materials (Exhibit D) illustrates significant architectural design elements are present on the front building façade. The vehicle/pedestrian entranceway is located at the primary entrance, including covered areas, stoops, and benches for pedestrians, as well as a covered, looped drop-off/loading area for vehicles. The criterion is met, as applicable.

ANALYSIS: Staff concurs with the applicant's response above. The proposed mini-storage is an industrial use and will reviewed under Section 16.90.020(D)(7).

Finding: Based on the above discussion, this criterion is met.

    b. **Buildings are located adjacent to and flush to the street, subject to landscape corridor and setback standards of the underlying zone.**

Applicant's Response: As discussed previously, the hotel is planned to be sited on Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat), a property within an existing industrial/commercial center and without and street frontage. The property is accessed by means of the existing driveway to SW Century Drive and an existing access easement to SW Whetstone Way/SW Langer Farms Parkway. As such, the hotel building is located adjacent to and flush with the main, central driveway aisle. Further, the circulation aisle that winds north around the rear of the hotel is intended to be surfaced with grasscrete and landscaping to minimize stormwater runoff and create an inviting and upscale pedestrian route to the rear of the hotel. There are removable bollards located to restrict vehicle movement and provide emergency access for vehicle apparatus, as shown on the Preliminary Plans (Exhibit A). Therefore, the standard is satisfied as closely as practicable.

ANALYSIS: Staff concurs with the applicant's response above.

Finding: Based on the above discussion, this criterion is met.

c. **The architecture of buildings are oriented to the pedestrian and designed for the long term and be adaptable to other uses. Aluminum, vinyl, and T-111 siding are prohibited. Street facing elevations have windows, transparent fenestration, and divisions to break up the mass of any window. Roll up and sliding doors are acceptable. Awnings that provide a minimum 3 feet of shelter from rain are required unless other architectural elements are provided for similar protection, such as an arcade.**

Applicant's Response: As shown on the Preliminary Architectural Materials (Exhibit D) prepared by Schmidt Architects, the west elevation (front facing façade) of the building is oriented toward the central driveway aisle. As illustrated, the façade of the building is broken up using complex massing, recessing, and projecting elements. The building elevations include large windows and awnings that provide relief from the elements. The hotel is oriented toward the pedestrian, accommodating an extensive entranceway for pedestrian and vehicle loading/unloading, a covered area, and interconnected sidewalks leading to adjacent leisure areas, bicycle and vehicle parking areas, and adjacent sites. Further, the hotel is planned to connect to the adjacent Langer's Entertainment Center by way of a convenient pedestrian skybridge, providing a direct, safe route for patrons and further shelter from weather.

Prohibited materials, including aluminum, vinyl, and T1-11 siding, are not planned to be used. As illustrated on the Architectural Materials Board within Exhibit D, the hotel is designed to incorporate an assortment of materials, including metal roofing, split face concrete masonry, lap siding, wood framing and detailing, ledgestone, and Hardie-panel fiber cement board and batten. The color palette is intended to complement the existing Langer's Entertainment Center, using burgundy roofing; portabella, mountain brown, and torque white siding; and trim elements including cedar wood framing and hawthorne wood stain. For further details, please see the Preliminary Architectural Materials (Exhibit D), demonstrating the hotel design meets the intent of the criterion above.

ANALYSIS: Staff concurs with the applicant's response.

FINDING: Based on the above discussion, this criterion is met.

d. **As an alternative to the standards in Section 16.90.020.D.6.a—c, the following Commercial Design Review Matrix may be applied to any commercial, multi-family, institutional or mixed use development (this matrix may not be utilized for developments within the Old Town Overlay). A development must propose a minimum of 60 percent of the total possible points to be eligible for exemption from the standards in Section 16.90.020.D.6.a—c. In addition, a development proposing between 15,001 and 40,000 square feet of floor area, parking or seating capacity and proposing a minimum of 80 percent of the total possible points from the matrix below may be reviewed as a Type II administrative review, per the standards of Section 16.72.010.A.2.**

FINDING: As discussed above, the application meets the intent of the standards of Section 16.90.020.D.6.a-c. Therefore, the alternative commercial design review matrix is not applicable.

7. **Industrial developments provide employment opportunities for citizens of Sherwood and the region as a whole. The proposed industrial development is designed to**

enhance areas visible from arterial and collector streets by reducing the "bulk" appearance of large buildings. Industrial design standards include the following (a. and b.).

The proposed storage facility, proposed on Lot 1, is subject to the industrial design standards listed below.

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

(1) A minimum 15% window glazing for all frontages facing an arterial or collector.

FINDING: The applicant is not utilizing this design criteria.

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

Applicant's Response: As illustrated on the storage facility material key within the Preliminary Architectural Materials (Exhibit D), an assortment of building materials (concrete masonry, ribbed metal siding, galvanized metal roofing, etc.) are used to incorporate complex massing in the new building's design. The facility is designed to complement the existing Langer's Entertainment Center, future hotel, and surrounding Parkway Village South campus improvements. The building materials incorporate an assortment of colors including terracotta, slate gray, weathered copper, cedar red, dark bronze, and umber brown. T1-11 and aluminum siding, prohibited materials listed above, are not included in the building façade design. The criterion is met.

ANALYSIS: Staff concur with the applicant's response above.

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

ANALYSIS: Based on the preliminary dimensioned civil site plan, Sheet P06 of Exhibit A, the storage facility is setback 20-feet from SW Century Drive, meeting the maximum 35-foot setback standard.

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

ANALYSIS: Based on the preliminary dimensioned civil site plan, Sheet P06 of Exhibit A, the parking for the storage facility is located to the side or rear of the building when viewed from the SW Century Drive (a Collector street).

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

ANALYSIS: Based on the preliminary dimensioned civil site plan, Sheet P06 of Exhibit A, the four loading areas for the storage facility are located at the rear of the storage facility and are not visible from SW Century Drive.

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

ANALYSIS: Per the applicant's narrative, roof-mounted equipment is not planned on the proposed storage building. The Preliminary Architectural Materials, Sheet A-4 of Exhibit A, do not show any roof-mounted equipment.

FINDING: Based on the analysis above, the applicant has met four of the six industrial design criteria. Therefore, these criteria are met.

b. As an alternative to Section 16.90.020.D.7.a, an applicant may opt to have a design review hearing before the Planning Commission to demonstrate how the proposed development meets or exceeds the applicable industrial design objectives below (this design review hearing will be processed as a Type IV review) …

FINDING: The proposed development will not be utilizing the provisions under Section 16.90.020.D.7.b, alternative industrial design review and therefore not applicable.

***

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.

FINDING: The two driveways servicing the storage facility have a driveway width over 24-feet in width. Both driveways to SW Century Drive align with existing driveways on the north side of the street (Walmart Center). The Transportation System Plan does not identify additional streets extension on this site. This criterion is met.

MAJOR MODIFICATIONS TO APPROVED SITE PLANS

16.90.030 - Site Plan Modifications and Revocation

A. Modifications to Approved Site Plans

1. Major Modifications to Approved Site Plans

a. Defined. A major modification review is required if one or more of the changes listed below are proposed:

(1) A change in land use (i.e. residential to commercial, commercial to industrial, etc.);

(2) An increase in density by more than ten (10) percent, provided the resulting density does not exceed that allowed by the land use district;

(3) A change in setbacks or lot coverage by more than ten (10) percent, provided the resulting setback or lot coverage does not exceed that allowed by the land use district;

(4) A change in the type and/or location of access-ways, drives or parking areas negatively affecting off-site traffic or increasing Average Daily Trips (ADT) by more than 100;

(5) An increase in the floor area or height proposed for non-residential use by more than ten (10) percent;
(6) A reduction of more than ten (10) percent of the area reserved for common open space; or
(7) Change to a condition of approval that was specifically applied to this approval (i.e. not a "standard condition"), or a change similar to items identified in Section 16.90.030.A.1.a.(1)-(2) as determined by the Review Authority.

Analysis: The project requires a Major Modification to an Approved Site Plan since a change of use is proposed from the original approval of a daycare, under Casefile SP 17-01, to the proposed hotel. The proposed hotel represents an increase in floor area and height by more than 10%. Therefore, this application meets the criteria for a Major Modification, and, pursuant to 16.90.020, the following standards are addressed.

b. Approval Criteria. An applicant may request a major modification as follows:

(1) Upon the review authority determining that the proposed modification is a major modification, the applicant must submit an application form, filing fee and narrative, and a site plan using the same plan format as in the original approval. The review authority may require other relevant information, as necessary, to evaluate the request.

Applicant's Response: This application submittal contains the narrative, filing fee, and additional items listed above. The City of Sherwood application forms and checklist are included as Exhibit B. The Preliminary Plans (Exhibit A) and Preliminary Architectural Materials (Exhibit D) contain the information necessary for the review authority to determine compliance with the major site plan modification criteria. As demonstrated on the Parkway Village South Overall Site Plan (Exhibit A), the site plan is formatted the same way as the original approval and details the area for modification, as well as existing and approved buildings, parking, landscaping, and circulation areas. Please see the accompanying materials; the submittal requirements are met.

ANALYSIS: Staff concurs with the applicant's response above.

FINDING: The criterion is met based on the discussion above.

(2) The application is subject to the same review procedure (Type II, III or IV), decision making body, and approval criteria used for the initial project approval, except that adding a Conditional Use to an approved Type II project is reviewed using a Type III procedure.

FINDING: The original land use decision was processed as a Type IV review. This proposal is also going through the Type IV review. This criterion is met.

(3) The scope of review is limited to the modification request and does not open the entire site up for additional review unless impacted by the proposed modification. For example, a request to modify a parking lot requires site design review only for the proposed parking lot and any changes to associated access, circulation, pathways, lighting, trees, and landscaping.

Applicant's Response: It is understood that the scope of the review is limited to the modified elements of the approved site plan. This application involves a change of use (from an approved daycare to a planned hotel) and the modification includes an increase in floor area and height by more than 10 percent. As shown on the Preliminary Plans (Exhibit A), Tax Lot 1200 is vacant of structures, but is associated with common constructed improvements relative to the Parkway

Village South campus. The nature of this site plan modification requires review of parking, landscaping, circulation, lighting, etc. for Tax Lot 1200 in relation to the improvements constructed and approved (but not yet constructed). The Overall Parkway Village South Site Plan (Exhibit A) notates the existing site improvements that are planned to remain unchanged. The modified elements are addressed in the respective code sections of this narrative. The criterion is understood.

ANALYSIS: Staff concurs with the applicant's response above.

FINDING: The criterion is met based on the discussion above.

(4) Notice must be provided in accordance with Chapter 16.72.020.

FINDING: Notification requirements have been satisfied as identified in Chapter 16.72.020. As stated previously, notice of the application was mailed to property owners within 1,000 feet, posted on the property and distributed in five locations throughout the City on June 8, 2022, in accordance with § 16.72.020 of the SZCDC. The notice was published in the Times (a newspaper of general circulation) on June 9, 2022 and June 23, 2022, in accordance with §16.72.020 of the SZCDC.

(5) The decision maker approves, denies, or approves with conditions an application for major modification based on written findings of the criteria.

FINDING: As reflected throughout this report, the proposed change from a daycare facility to a hotel can meet the required criteria outright or can be satisfied with conditions of approval. Therefore, this criterion is met.

16.92-LANDSCAPING
16.92.010-Landscaping Plan Required
All proposed developments for which a site plan is required pursuant to Section 16.90.020 shall submit a landscaping plan that meets the standards of this Chapter. All areas not occupied by structures, paved roadways, walkways, or patios shall be landscaped or maintained according to an approved site plan.

FINDING: Per the applicant's narrative, the Preliminary Landscape Plan, (Sheets P13 and P14 of Exhibit A) was prepared by a licensed landscape architect. The proposed landscaping plans show planting areas on the site in areas which are not paved. The proposal includes the submission of a very detailed landscape plan. This standard is met.

MAJOR MODIFICATION FINDINGS: Based on the applicant's Exhibit R and the table below, the modified overall landscape area exceed the minimum required. This standard is met.

Total Landscape Area Calculations

Landscape Areas in Modified Project Area

Parking Lot Interior	±1,684	sf
Parking Lot Perimeter	±582	sf
Site Buffer	±56	sf
Other Site Landscaping	±2,437	sf
Total:	±4,760	sf

Landscape quantities based on MMSP 18-08 Minor Modification Landscape Plans. See provided exhibits for additional information.

Total Landscape Area Provided in MMSP 18-08 Minor Mod Plans	±81,854	sf	
Landscape Area in Modified Project Area for LU 2022-012	±4,760	sf	
Unmodified Landscape Area	±77,094	sf	
Total Landscaping Provided with Project LU 2022-012	±63,883	sf	
Total Landscaping After LU 2022-012 (Unmodified + New)	**±140,977**	**sf**	
Approximate Total Site Area (Full Parkway Village South Lots 1-5)	±682,585	sf	(15.67 acres)

Percent of Total Site Area Provided as Landscaping	**21%**
Parkway Village South will provide a total of ±140,977 sf of landscaping area.	

16.92.020 Landscaping Materials

A. Type of Landscaping

Required landscaped areas shall include an appropriate combination of native evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of this Chapter. Plants may be selected from the City's "Suggested Plant Lists for Required Landscaping Manual" or suitable for the Pacific Northwest climate and verified by a landscape architect or certified landscape professional.

1. **Ground Cover Plants**
   a. **All of the landscape that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch is not a substitute for ground cover, but is allowed in addition to the ground cover plants.**
   b. **Ground cover plants other than grasses must be at least the four-inch pot size and spaced at distances appropriate for the plant species. Ground cover plants must be planted at a density that will cover the entire area within three (3) years from the time of planting.**
2. **Shrubs**
   a. **All shrubs must be of sufficient size and number to be at full growth within three (3) years of planting.**
   b. **Shrubs must be at least the one-gallon container size at the time of planting.**
3. **Trees**
   a. **Trees at the time of planting must be fully branched and must be a minimum of two (2) caliper inches and at least six (6) feet in height.**
   b. **Existing trees may be used to meet the standards of this chapter, as described in Section 16.92.020.C.2.**

ANALYSIS: The preliminary landscaping plans (Sheets P13 and P14, Exhibit A) show that all areas not devoted to other uses are landscaped. The plans illustrate a diverse mix of ground cover, shrubs, and trees.

FINDING: These standards are met.

B. Plant Material Selection and Preparation

1. **Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.**
2. **Landscape materials should be selected and sited to produce a hardy and drought-resistant landscape area. Selection of the plants should include consideration of soil type, and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.**

Applicant's Response: Appropriate plant material has been selected to meet the applicable standards for the specific space and purpose. Irrigation will be provided by a fully automatic underground system. Plants will cover the landscaping islands without overgrowth. Construction plans and specifications will be prepared to the required standards and show adequate plant health and topsoil preparation. Planting notes and further details are provided on the landscaping plans. These criteria are met or will be met at the time of construction plan submittal.

ANALYSIS: The proposed landscaping plan discusses plant spacing for the proposed landscape materials to be established and maintained in a healthy condition and sufficient size so long as a fully automatic underground irrigation system is proposed. It is typical that the specifications and details for top soil or subsoil preparation are completed with the construction documents for the project as information is not needed to demonstrate that the plan can be feasibly implemented.

FINDING: This standard is not met, but can be met as conditioned below.

CONDITION OF APPROVAL E2: Prior to Issuance of a Building Permit, the applicant shall submit construction documents that provide additional information on the proposed plantings and maintenance of the plants to ensure that the landscaping will be appropriately maintained. The construction plans shall include specifications for the adequate preparation of the soils and show a fully automatic underground irrigation system.

C. Existing Vegetation

1. **All developments subject to site plan review per Section 16.90.020 and required to submit landscaping plans per this section shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Review Authority, in addition to complying with the provisions of Section 16.142.(Parks, Trees and Open Space) and Chapter 16.144 (Wetland, Habitat, and Natural Resources).**
2. **Existing vegetation, except those plants on the Nuisance Plants list as identified in the "Suggested Plant Lists for Required Landscaping Manual" may be used to meet the landscape standards, if protected and maintained during the construction phase of the development.**
   a. **If existing trees are used, each tree six (6) inches or less in diameter counts as one (1) medium tree.**

b. Each tree that is more than six (6) inches and up to nine (9) inches in diameter counts as two (2) medium trees.
c. Each additional three (3) inch diameter increment above nine (9) inches counts as an additional medium tree.

ANALYSIS: The applicant provided a Preliminary Tree Protection and Removal Plan and Table (Exhibit A, Sheet P04) that provides an inventory of the existing trees on site. A total of four trees exist on Lots 1 and 2. Of the four trees, one will be retained and three will be removed. Two of the trees that will be removed are in poor condition and the third tree is dead. The preliminary Landscape Plan reflects the applicable requirements in Section 16.142, which will be discussed later in this report.

FINDING: These criteria have been met.

D. Non-Vegetative Features
1. **Landscaped areas as required by this Chapter may include architectural features interspersed with planted areas, such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, semi-pervious decorative paving, and graveled areas.**
2. **Impervious paving shall not be counted toward the minimum landscaping requirements unless adjacent to at least one (1) landscape strip and serves as a pedestrian pathway.**
3. **Artificial plants are prohibited in any required landscaped area.**

FINDING: The proposed plans show landscaped areas that include trees, shrubs, grasses, and low growing ground cover. It is likely that there is mulch or barkdust in addition to the proposed landscaping. Per the applicant's narrative, non-vegetative features are not planned to satisfy landscape requirements. This criterion is satisfied.

16.92.030 Site Area Landscaping and Perimeter Screening Standards
A. Perimeter Screening and Buffering
1. **Perimeter Screening Separating Residential Zones:**
A minimum six-foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen, shall be required along property lines separating single and two-family uses from multi- family uses, and along property lines separating residential zones from commercial, institutional/public or industrial zones subject to the provisions of Chapter 16.48.020 (Fences, Walls and Hedges).

FINDING: The site is not directly adjacent to residential zones. Therefore, these criteria do not apply.

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.

Applicant's Response: The abutting and adjacent properties to the west provide shared, off-street parking, loading, and vehicular use areas, to be used in conjunction with the subject site. Appropriate landscaping was previously provided in these areas. Additionally, perimeter landscaping buffering (much greater than 10 feet wide) is provided along the east and south property boundaries. This criterion is met, as applicable.

ANALYSIS: Staff concurs with the applicant's response above. The site is also bound by SW Century Drive, a collector street. As such, a 10-foot-wide landscaped visual corridor is required along SW Century Drive street frontage. The preliminary Landscape Plan (Sheet P13) shows the northern, eastern, and southern boundaries of the site meeting the required minimum 10-foot wide perimeter landscaping buffer.

FINDING: Based on the discussion above, this criterion is met.

***

16.92.030 Site Area Landscaping and Perimeter Screening Standards
B. Parking Area Landscaping
3. Required Landscaping
There shall be at least forty-five (45) square feet parking area landscaping for each parking space located on the site. The amount of required plant materials are based on the number of spaces as identified below.

FINDING: The preliminary plans identify 118 parking spaces for Lots 1 and 2, which requires 5,310 square feet of landscaping. The preliminary landscape plans show approximately 6,067 square feet of interior parking area landscaping exceeding the requirement. Furthermore, the site provides approximately 63,883 square feet of total landscaped area. This criterion is met.

MAJOR MODIFICATION FINDINGS: Based on the applicant's Exhibit R and the table below, the modified parking landscape area exceed the minimum required. This standard is met.

Parking Landscape Area Calculations

Landscape Areas in Modified Project Area

Parking Lot Interior	±1,684	sf
Parking Lot Perimeter	±582	sf
Total:	±2,266	sf

Parking Landscape quantities based on MMSP 18-08 Minor Modification Landscape Plans. See provided exhibits for additional information.

Total Parking Landscape Area Provided in MMSP 18-08 Minor Mod Plans	±35,307	sf
Parking Landscape Area in Modified Project Area for LU 2022-012	±2,266	sf
Unmodified Parking Landscape Area	±33,041	sf
Total Parking Landscaping Provided with Project LU 2022-012	±6,067	sf
Total Parking Landscaping After LU 2022-012 (Unmodified + New)	**±39,108**	**sf**

Number of Parking Stalls Provided in MMSP 18-08 Minor Mod Plans	444
Number of Parking Stalls in Modified Project Area for LU 2022-012	41
Number of Unmodified Parking Stalls	403
Total Number of Parking Stalls Provided with Project LU 2022-012	118
Total Number of Parking Stalls After LU 2022-012 (Unmodified + New)	**521**

Required Parking Lot Landscaping (45 sf per stall)	**±23,445**	**sf**
Parkway Village South will provide a total of ±39,108 sf of parking lot landscaping exceeding the ±23,445 sf required.		

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.
   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.

FINDING: With 118 parking spaces the following minimums are required: 29.5 large trees; 236 shrubs; and ground cover plants for the remainder in the parking area. The preliminary landscape plan, Sheet P13, identify 56 large trees with a total of 95 trees for the site. The preliminary landscape plan also shows 1,006 shrubs, and ground cover for the remainder of the parking area landscaping. The proposed trees, shrubs, and ground cover plants exceed the minimum requirements. The criteria are met.

MAJOR MODIFICATION FINDINGS: Based on the applicant's Exhibit R and the table below, the modified large tree calculations exceed the minimum required. This standard is met.

Large Tree Calculations

Number of Large Trees Provided in MMSP 18-08 Minor Mod Plans	132	
Number of Large Trees in Modified Project Area for LU 2022-012	33	
Unmodified Number of Large Trees	99	
Total Number of Large Trees Provided with Project LU 2022-012	56	
Total Number of Large Trees After LU 2022-012 (Unmodified + New)	**155**	
Total Number of Parking Stalls After LU 2022-012	**521**	(Stalls Calculated In Section Above)
Required Number of Large Trees (1 tree per 4 parking stalls)	**130**	
Parkway Village South will provide a total of 155 large trees exceeding the 130 required.		

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.

Finding: The preliminary landscape plan (Sheet P3) shows individual landscaped areas (islands) being at least 90 square feet in area with a minimum width of five feet. Each island will contain at least one tree and will be curbed to protect the landscaping. The landscape islands are evenly spaced with no more than 10-12 parking spaces between them except for the eastern parking spaces located between proposed Lots 1 and 2, adjacent to the open space tract. The parking area consists of 16 parking spaces without a landscape island. The criteria can be met with the condition of approval below.

CONDITION OF APPROVAL B3: Prior to Final Site Plan Approval, submit a revised construction and landscape plans showing the individual landscape islands meeting the requirements of Section 16.92.030.B.5.

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.

FINDING: There are no bio-swales proposed. This criterion is not applicable.

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.

FINDING: Per the applicant's narrative, exceptions to the landscaping requirements are not anticipated as part of this application. These criteria do not apply.

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.

FINDING: The proposed plantings near the planned access points have been designed not to obstruct minimum sight distances. This criterion is met.

7. **Exceptions**
   a. **For properties with an environmentally sensitive area and/or trees or woodlands that merit protection per Chapters 16.142 (Parks, Trees and Open Space) and 16.144 (Wetland, Habitat and Natural Areas) the landscaping standards may be reduced, modified or "shifted" on-site where necessary in order to retain existing vegetation that would otherwise be removed to meet the above referenced landscaping requirements.**
   b. **The maximum reduction in required landscaping buffer permitted through this exception process shall be no more than fifty (50) percent. The resulting landscaping buffer after reduction may not be less than five (5) feet in width unless otherwise permitted by the underlying zone. Exceptions to the required landscaping may only be permitted when reviewed as part of a land use action application and do not require a separate variance permit.**

FINDING: The applicant is not requesting any reduction to the site landscaping requirements. This standard is not applicable.

16.92.030 Site Area Landscaping and Perimeter Screening Standards

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

FINDING: The preliminary landscape plans show that all mechanical equipment, outdoor storage, and service and delivery areas will be sited and/or sufficiently screened to restrict their visibility from SW Century Drive. This criterion is met.

D. Visual Corridors
Except as allowed by subsection 6. above, new developments shall be required to establish landscaped visual corridors along Highway 99W and other arterial and collector streets, consistent with the Natural Resources and Recreation Plan Map, Appendix C of the Community Development Plan, Part II, and the provisions of Chapter 16.142 (Parks, Trees, and Open Space). Properties within the Old Town Overlay are exempt from this standard.

FINDING: Per Section 16.142.040. a landscaped visual corridor is required along SW Century Drive (a collector street). A 15-foot visual corridor is illustrated on the Preliminary Landscape Plan (Sheet P13). Section 16.142.040 is further discussed in this report. This criterion is met.

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.**

FINDING: Per the applicant's narrative, the landscaping has been planned to be permanently irrigated with an automatic controller. However, the preliminary landscape plans did not address irrigation. These standards have not been met but can be met as conditioned below.

CONDITION OF APPROVAL B4: Prior to Final Site Plan approval, submit a final landscape plan that addresses the installation and maintenance standards of Section 16.92.040 to the Planning Department for review and approval.

16.94 Off-Street Parking and Loading

16.94.010 General Requirements

A. Off-Street Parking Required

No site shall be used for the parking of vehicles until plans are approved providing for off-street parking and loading space as required by this Code. Any change in uses or structures that reduces the current off-street parking and loading spaces provided on site, or that increases the need for off-street parking or loading requirements shall be unlawful and a violation of this Code, unless additional off-street parking or loading areas are provided in accordance with Section 16.94.020, or unless a variance from the minimum or maximum parking standards is approved in accordance with Chapter 16.84 Variances.

FINDING: The applicant has submitted a Site Plan for Lots 1 and 2 (Sheet P06 of Exhibit A) that accommodate off-street parking as required by the Zoning and Community Development Code. This standard is met.

16.94.010 General Requirements

B. Deferral of Improvements

Off-street parking and loading spaces shall be completed prior to the issuance of occupancy permits, unless the City determines that weather conditions, lack of available surfacing materials, or other circumstances beyond the control of the applicant make completion impossible. In such circumstances, security equal to one hundred twenty five (125) percent of the cost of the parking and loading area is

provided the City. "Security" may consist of a performance bond payable to the City, cash, certified check, or other assurance of completion approved by the City. If the installation of the parking or loading area is not completed within one (1) year, the security may be used by the City to complete the installation.

FINDING: The applicant is not seeking to defer any required improvements. This standard is not applicable.

16.94.010 General Requirements

C. Options for Reducing the Required Parking Spaces

1. Two (2) or more uses or, structures on multiple parcels of land may utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap, provided that satisfactory evidence is presented to the City, in the form of deeds, leases, or contracts, clearly establishing the joint use.

a. Within commercial, institutional and public, or industrial zones, shared parking may be provided on lots that are within five hundred (500) feet of the property line of the use to be served.

b. Shared parking is allowed if the application can show that the combined peak use is available by a parking study that demonstrates:

(1) There is a sufficient number of parking spaces to accommodate the requirements of the individual businesses; or

(2) That the peak hours of operation of such establishments do not overlap, and

(3) That an exclusive permanent easement over a delineated area has been granted for parking space use.

2. Mixed use projects are developments where a variety of uses occupies a development project or complex. For example, an eating establishment, professional office building and movie theater are all components of a mixed use site. It does not include a secondary use within a primary use such as an administrative office associated with a retail establishment. In mixed-use projects, the required minimum vehicle parking shall be determined using the following formula:

a. Primary use: i.e. that with the largest proportion of total floor area within the development at one hundred (100) percent of the minimum vehicle parking required for that use.

b. Secondary Use: i.e. that with the second largest percentage of total floor area within the development, at ninety (90) percent of the vehicle parking required for that use.

c. Subsequent use or uses, at eighty (80) percent of the vehicle parking required for that use.

Applicant's Response: This application includes two adjacent properties (within 500 feet of each other), zoned Light Industrial Planned Unit Development, and involves shared parking between two uses whose peak hours of operation do not substantially overlap. The following information serves as satisfactory evidence to demonstrate that shared parking is feasible on the property.

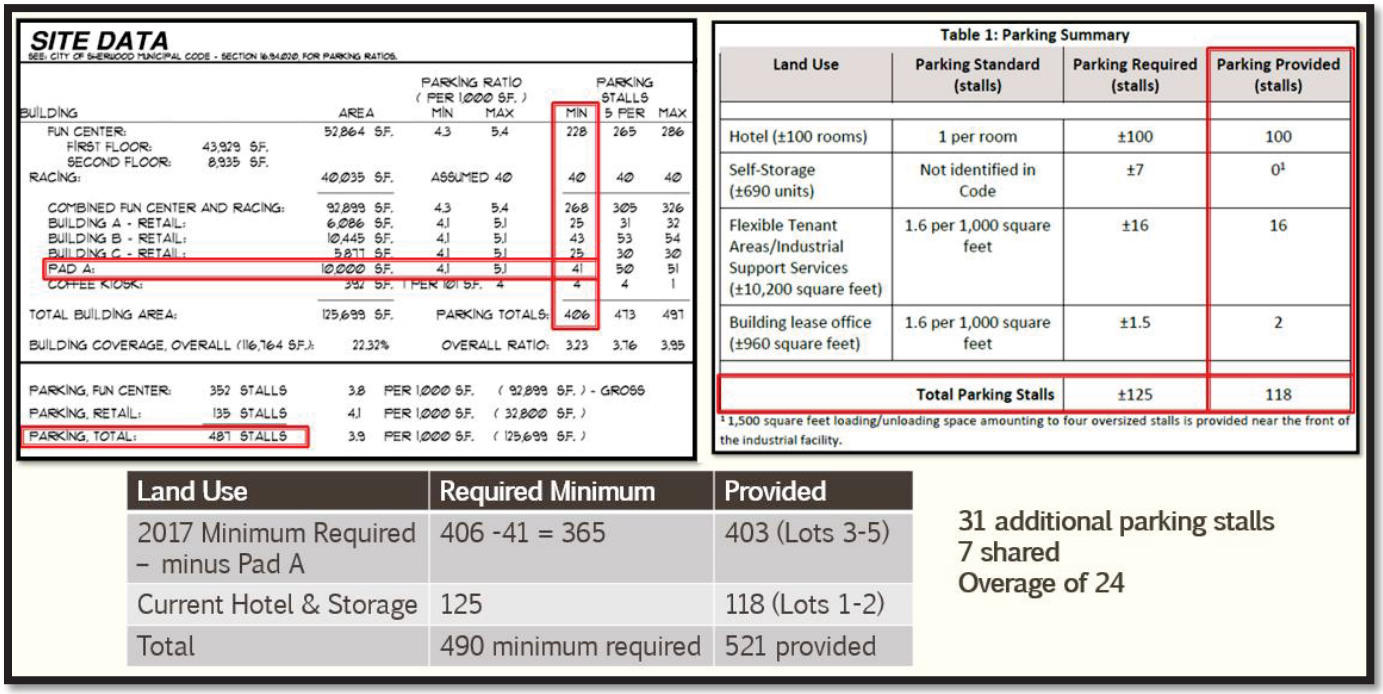
The storage facility serves as a space to store goods and materials. Patrons may pull their vehicles up to individual ground floor units/garage doors along the perimeter of the facility to access their storage materials for loading. Based on the nature of the enclosed self-storage building, patrons leasing a unit on an upper story will need to briefly leave their vehicle to enter the building. As shown on the Preliminary Plans (Exhibit A), a ±1,500-square-foot loading area is provided central to the rear of the facility, with oversized spaces to accommodate moving trucks, trailers, pickups, etc. This amounts to double the loading area required for an industrial building over 50,000 square feet (i.e. 750 square feet of loading area is required).

As discussed in the Transportation Documentation (Exhibit L) prepared by Kittelson & Associates, Inc., the ±690-unit self-storage facility is associated with 126 average daily trips. According to the Institute of Transportation Engineers' (ITE's) Trip Generation Manual (11th Edition), the ±690 units are expected to generate 13 weekday peak hour trips—where 6 trips are projected to be patrons entering the site and 7 trips are anticipated to be patrons exiting the site. This data indicates that the parking demand will be under 7 spaces during the peak hour of each day, with even lower demand during the other hours of operation.

In addition to generating a small number of trips, trips to self-storage facilities also tend to be short in duration. Users will briefly stop at the facility to pick up or drop off items then leave; even initial move-ins and move-outs are limited in duration due to individual unit size. This is in contrast to other commercial and industrial uses (e.g. retail shopping, restaurant dining, medical establishments) where trips from employees and patrons are commonly longer. As such, the covered ±1,500-square-foot loading area, will allow approximately four vehicles (at a time) to park and spend a few minutes loading/unloading near the main entrance of the facility.

Additionally, the flex-use facility is planned to accommodate a small leasing office and four tenant spaces, defined as professional support service areas. The office is ±960 square feet; the four flexible tenant spaces provide ±2,550 square feet of area each, totaling ±10,200 square feet. According to Table 1, above, industrial land uses require 1.6 vehicle parking spaces per 1,000 square feet of gross leasable area. Based on the total flexible tenant area (±10,200 square feet) and leasing office (±960 square feet), ±18 vehicle spaces are provided. There are 521 parking stalls provided to the entire Parkway Village South site; It is reasonably assumed that the additional parking needs for the self-storage units described above (i.e. seven stalls) will be met by utilizing parking stalls nearest the building.

ANALYSIS: Staff concurs with the applicant's response above. Furthermore, the graphs below show that off-street parking, due to the major modifications of the site, exceed the minimum off street parking required by providing an overall 24 parking stalls.



SITE DATA

SEE: CITY OF SHERWOOD MUNICIPAL CODE - SECTION 16.94.020, FOR PARKING RATIOS.

BUILDING	AREA	PARKING RATIO (PER 1,000 SF.) MIN	PARKING RATIO (PER 1,000 SF.) MAX	PARKING STALLS 5 PER MIN	PARKING STALLS 5 PER MAX
FUN CENTER:	52,864 SF.	4.3	5.4	228	265	286
FIRST FLOOR: 43,929 SF.						
SECOND FLOOR: 8,935 SF.						
RACING:	40,035 SF.	ASSUMED 40		40	40	40
COMBINED FUN CENTER AND RACING:	92,899 SF.	4.3	5.4	268	305	326
BUILDING A - RETAIL:	6,086 SF.	4.1	5.1	25	31	32
BUILDING B - RETAIL:	10,445 SF.	4.1	5.1	43	53	54
BUILDING C - RETAIL:	5,877 SF.	4.1	5.1	25	30	30
PAD A:	10,000 SF.	4.1	5.1	41	50	51
COFFEE KIOSK:	392 SF.	1 PER 101 SF.		4	4	1
TOTAL BUILDING AREA:	125,699 SF.	PARKING TOTALS:		406	473	497
BUILDING COVERAGE, OVERALL (116,764 SF.):	22.32%	OVERALL RATIO:		3.23	3.76	3.95

PARKING, FUN CENTER:	352 STALLS	3.8	PER 1,000 SF. (92,899 SF.) - GROSS
PARKING, RETAIL:	135 STALLS	4.1	PER 1,000 SF. (32,800 SF.)
PARKING, TOTAL:	487 STALLS	3.9	PER 1,000 SF. (125,699 SF.)

Table 1: Parking Summary

Land Use	Parking Standard (stalls)	Parking Required (stalls)	Parking Provided (stalls)
Hotel (±100 rooms)	1 per room	±100	100
Self-Storage (±690 units)	Not identified in Code	±7	0[1]
Flexible Tenant Areas/Industrial Support Services (±10,200 square feet)	1.6 per 1,000 square feet	±16	16
Building lease office (±960 square feet)	1.6 per 1,000 square feet	±1.5	2
Total Parking Stalls		±125	118

[1] 1,500 square feet loading/unloading space amounting to four oversized stalls is provided near the front of the industrial facility.

Land Use	Required Minimum	Provided
2017 Minimum Required – minus Pad A	406 -41 = 365	403 (Lots 3-5)
Current Hotel & Storage	125	118 (Lots 1-2)
Total	490 minimum required	521 provided

31 additional parking stalls
7 shared
Overage of 24

FINDING: Based on the above discussion, these criteria are met.

16.94.010 General Requirements

D. Prohibited Uses

Required parking, loading and maneuvering areas shall not be used for long-term storage or sale of vehicles or other materials, and shall not be rented, leased or assigned to any person or organization not using or occupying the building or use served.

FINDING: No long term storage, sale of vehicles or other materials, or rented or leased parking spaces is proposed. This standard is met.

16.94.010 General Requirements

E. Location

1. Residential off-street parking spaces:

a. Shall be located on the same lot or development as the residential use.

b. Shall not include garages or enclosed buildings with the exception of a parking structure in multifamily developments where three (3) or more spaces are not individually enclosed. (Example: Underground or multi-level parking structures).

2. For other uses, required off-street parking spaces may include adjacent on-street parking spaces, nearby public parking and shared parking located within five hundred (500) feet of the use. The distance from the parking, area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use private off-site parking must be evidenced by a recorded deed, lease, easement, or similar written notarized letter or instrument.

3. Vehicle parking is allowed only on improved parking shoulders that meet City standards for public streets, within garages, carports and other structures, or on driveways or parking lots that have been developed in conformance with this code. Specific locations and types of spaces (car pool, compact, etc.) for parking shall be indicated on submitted plans and located to the side or rear of buildings where feasible.

a. All new development with forty (40) employees or more shall include preferential spaces for carpool/vanpool designation. Carpool and vanpool parking spaces shall be located closer to the main employee entrance than all other parking spaces with the exception of ADA parking spaces. Carpool/vanpool spaces shall be clearly marked as reserved for carpool/vanpool only.

b. Existing development may redevelop portions of designated parking areas for multi-modal facilities (transit shelters, park and ride, and bicycle parking), subject to meeting all other applicable standards, including minimum space standards.

ANALYSIS: The proposed developments require a total of 125 parking spaces. The Preliminary Site Plan, Sheet P06 of Exhibit A, shows that 118 off-street parking for the planned commercial and industrial project can be accommodated entirely on site. The remaining required seven parking spaces will be through shared parking from adjacent uses on Lots 3-5 of Langer Parkway South Subdivision. Per the preliminary Site Plan and applicant's Completeness Response, dated May 20, 2022, states that this application includes two adjacent properties (within 500 feet of each other), zoned Light Industrial Planned Unit Development, and involves shared parking between two uses whose peak hours of operation do not substantially overlap. The following information serves as satisfactory evidence to demonstrate that shared parking is feasible on the property. The applicant also states that the proposed hotel land use will likely accommodate greater than 40 employees. Therefore, a carpool/vanpool parking space is provided (southwest of the hotel).

FINDINGS: Based on the above analysis, the applicable criterion can be met.

16.94.010 General Requirements

F. Marking

All parking, loading or maneuvering areas shall be clearly marked and painted. All interior drives and access aisles shall be clearly marked and signed to show the direction of flow and maintain vehicular and pedestrian safety.

Findings: The Site Plan, Sheet P06 of Exhibit A, identifies clearly marked and painted areas consisting of parking, loading, and maneuvering spaces. The planned markings clearly show the direction of flow, and maintain safety for vehicles and pedestrians. This criterion is met.

16.94.010 General Requirements

G. Surface and Drainage

1. **All parking and loading areas shall be improved with a permanent hard surface such as asphalt, concrete or a durable pervious surface. Use of pervious paving material is encouraged and preferred where appropriate considering soils, location, anticipated vehicle usage and other pertinent factors.**
2. **Parking and loading areas shall include storm water drainage facilities approved by the City Engineer or Building Official.**

ANALYSIS: The parking lot will be improved with an asphalt surface. As discussed in the Public Infrastructure section below, the City Engineering Department has stated that a public storm sewer main exists along the east and southeast side of the subject property. All neighboring properties either have storm sewer service or access to public storm sewer service. The proposed new buildings will obtain storm sewer via the existing on-site public storm sewer system.

Storm water quality treatment for the subject property was constructed as part of the original subdivision, therefore no storm water quality treatment is required upon verification that the new impervious area does not exceed the allowable amount of impervious area that the water quality facilities has the capability of treating.

Currently, there are no hydro-modification facilities existing on the site to accommodate the subject development. The subject development will need to provide on-site hydro-modification facilities in compliance with Clean Water Services (CWS) standards for any new/modified impervious area to be installed unless otherwise approved for a payment-in-lieu by the City of Sherwood and CWS.

FINDING: This standard can be met as conditioned in the Public Infrastructure section below.

16.94.010 General Requirements

H. Repairs

Parking and loading areas shall be kept clean and in good repair. Breaks in paved surfaces shall be repaired. Broken or splintered wheel stops shall be replaced. Painted parking space boundaries and directional symbols shall be maintained in a readable condition.

FINDING: The property owner will be responsible for proper maintenance of the parking and loading areas. Violations are subject to Code Enforcement action. This standard is met.

16.94.010 General Requirements

I. Parking and Loading Plan

An off-street parking and loading plan, drawn to scale, shall accompany requests for building permits or site plan approvals, except for single and two-family dwellings, and manufactured homes on residential lots. The plan shall show but not be limited to:

1. **Delineation of individual parking and loading spaces and dimensions.**
2. **Circulation areas necessary to serve parking and loading spaces.**
3. **Location of accesses to streets, alleys and properties to be served, and any curb cuts.**
4. **Landscaping as required by Chapter 16.92.**
5. **Grading and drainage facilities.**
6. **Signing and bumper guard specifications.**
7. **Bicycle parking facilities as specified in Section 16.94.020.C.**
8. **Parking lots more than one (1) acre in size shall provide street-like features including curbs, sidewalks, and street trees or planting strips.**

FINDING: Preliminary plans submitted provided all the information listed above. This standard is met.

16.94.010 General Requirements

J. Parking Districts

The City may establish a parking district (i.e., permits or signage) in residential areas in order to protect residential areas from spillover parking generated by adjacent commercial, employment or mixed-use areas, or other uses that generate a high demand for parking. The district request shall be made to the City Manager, who will forward a recommendation to the City Council for a decision.

I. Structured parking and on-street parking are exempt from the parking space maximums in Section 16.94.020.A.

FINDING: No parking districts or structured parking are proposed. This standard is not applicable.

16.94.020 Off-Street Parking Standards

A. Generally

Where square feet are specified, the area measured shall be the gross building floor area primary to the functioning of the proposed use. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space. The Review Authority may determine alternate off - street parking and loading requirements for a use not specifically listed in this Section based upon the requirements of comparable uses.

Table 1: Minimum and Maximum Parking Standards
(Metro spaces are based on 1 per 1,000 sq. ft. of gross leasable area)

	Minimum Parking Standard	Maximum Permitted Parking Zone A [1]	Maximum Permitted Parking Zone B [2]
Hotel or Motel	1 per room	None	None
Industrial	1.6	None	None

[1] Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within one-quarter (¼) mile walking

distance of bus transit stops, one-half (½) mile walking distance of light rail station platforms, or both, or that have a greater than twenty-minute peak hour transit service.

[2] Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located at a distance greater than one-quarter (¼) mile walking distance of bus transit stops, one-half (½) mile walking distance of light rail station platforms, or both.

Applicant's Response: Based on the ±100 room hotel and the parking ratio listed above, 100 parking spaces are required.

As discussed in the Pre-Application Conference Documentation (Exhibit I), parking requirements for self-storage/mini-warehousing are not provided in the development code. As such, the Planning Commission (Review Authority) may determine alternate off-street parking and loading requirements for a use not specifically listed in this Section.

The storage facility will generally only serve as a space to store goods and materials. Patrons may pull their vehicle up to individual ground floor units/garage doors along the perimeter of the facility to access their storage materials for loading. Based on the nature of the enclosed self-storage building, patrons leasing a unit on an upper story will need to briefly leave their vehicle to enter the building. As shown on the Preliminary Plans (Exhibit A), a ±1,500-square-foot loading area is provided central to the rear of the facility, with oversized spaces to accommodate moving trucks, trailers, pick-ups, etc. This amounts to double the loading area required for an industrial building over 50,000 square feet (i.e. 750 square feet of loading area is required). Further, the flex-use facility accommodates four tenant spaces, defined as professional support service areas. The four flexible tenant spaces provide ±2,550 square feet of area each, totaling ±10,200 square feet. According to Table 1, above, industrial land uses require 1.6 vehicle parking spaces per 1,000 square feet of gross leasable area. Based on the total flexible tenant area (±10,200 square feet), ±16 vehicle spaces are required.

The Preliminary Dimensioned Civil Site Plan (Exhibit A) shows 118 parking spaces are planned on-site, greater than the minimum parking requirements listed and described above. Maximum parking does not apply to hotel or storage uses. These criteria are met.

Applicant's Response as of May 20, 2022 Completeness Review: As discussed in the application narrative, parking requirements for self-storage/mini-warehousing are not provided in the Code. As such, the Planning Commission (Review Authority) may determine alternate off-street parking and loading requirements for a use not specifically listed in this section.

The Preliminary Dimensioned Civil Site Plan (Exhibit A) illustrates 118 parking spaces are planned on Lots 1 and 2, described in Table 1, below.

Table 1: Parking Summary

Land Use	Parking Standard (stalls)	Parking Required (stalls)	Parking Provided (stalls)
Hotel (±100 rooms)	1 per room	±100	100
Self-Storage (±690 units)	Not identified in Code	±7	0[1]
Flexible Tenant Areas/Industrial Support Services (±10,200 square feet)	1.6 per 1,000 square feet	±16	16
Building lease office (±960 square feet)	1.6 per 1,000 square feet	±1.5	2
	Total Parking Stalls	±125	118

[1] 1,500 square feet loading/unloading space amounting to four oversized stalls is provided near the front of the industrial facility.

According to the calculations and analysis below, seven additional stalls may be required to be provided for the self-storage units. Pursuant to the Sherwood Municipal Code, Chapter 16.94 – Off-Street Parking and Loading, below, shared parking is allowed provided satisfactory evidence is provided to the City. The following responses demonstrate compliance with the applicable criteria.

SHERWOOD MUNICIPAL CODE
Title 16 – Zoning and Community Development Code
Division II. – LAND USE AND DEVELOPMENT
Chapter 16.94 – OFF-STREET PARKING AND LOADING
16.94.010 – General Requirements

...

C. Options for Reducing the Required Parking Spaces

1. Two (2) or more uses or, structures on multiple parcels of land may utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap, provided that satisfactory evidence is presented to the City, in the form of deeds, leases, or contracts, clearly establishing the joint use.

   a. Within commercial, institutional and public, or industrial zones, shared parking may be provided on lots that are within five hundred (500) feet of the property line of the use to be served.

   b. Shared parking is allowed if the application can show that the combined peak use is available by a parking study that demonstrates:

      (1) There is a sufficient number of parking spaces to accommodate the requirements of the individual businesses; or

      (2) That the peak hours of operation of such establishments do not overlap, and

      (3) That an exclusive permanent easement over a delineated area has been granted for parking space use.

This application includes two adjacent properties (within 500 feet of each other), zoned Light Industrial Planned Unit Development, and involves shared parking between two uses whose peak hours of operation do not substantially overlap. The following information serves as satisfactory evidence to demonstrate that shared parking is feasible on the property.

The storage facility serves as a space to store goods and materials. Patrons may pull their vehicle up to individual ground floor units/garage doors along the perimeter of the facility to access their storage materials for loading. Based on the nature of the enclosed self-storage building, patrons

leasing a unit on an upper story will need to briefly leave their vehicle to enter the building. As shown on the Preliminary Plans (Exhibit A), a ±1,500-square-foot loading area is provided central to the rear of the facility, with oversized spaces to accommodate moving trucks, trailers, pickups, etc. This amounts to double the loading area required for an industrial building over 50,000 square feet (i.e. 750 square feet of loading area is required).

As discussed in the Transportation Documentation (Exhibit L) prepared by Kittelson & Associates, Inc., the ±690-unit self-storage facility is associated with 126 average daily trips. According to the Institute of Transportation Engineers' (ITE's) Trip Generation Manual (11th Edition), the ±690 units are expected to generate 13 weekday peak hour trips—where 6 trips are projected to be patrons entering the site and 7 trips are anticipated to be patrons exiting the site. This data indicates that the parking demand will be under 7 spaces during the peak hour of each day, with even lower demand during the other hours of operation.

In addition to generating a small number of trips, trips to self-storage facilities also tend to be short in duration. Users will briefly stop at the facility to pick up or drop off items then leave; even initial move-ins and move-outs are limited in duration due to individual unit size. This is in contrast to other commercial and industrial uses (e.g. retail shopping, restaurant dining, medical establishments) where trips from employees and patrons are commonly longer. As such, the covered ±1,500-square-foot loading area, will allow approximately four vehicles (at a time) to park and spend a few minutes loading/unloading near the main entrance of the facility.

Additionally, the flex-use facility is planned to accommodate a small leasing office and four tenant spaces, defined as professional support service areas. The office is ±960 square feet; the four flexible tenant spaces provide ±2,550 square feet of area each, totaling ±10,200 square feet. According to Table 1, above, industrial land uses require 1.6 vehicle parking spaces per 1,000 square feet of gross leasable area. Based on the total flexible tenant area (±10,200 square feet) and leasing office (±960 square feet), ±18 vehicle spaces are provided. There are 521 parking stalls provided to the entire Parkway Village South site; It is reasonably assumed that the additional parking needs for the self-storage units described above (i.e. seven stalls) will be met by utilizing parking stalls nearest the building

ANALYSIS: Staff concurs with the applicant's responses above. Furthermore, since self-storage is not specifically listed in Table 1 of Section 16.96.020, staff reviewed several storage spaces within the city boundary and off-street parking was provided in each facility, as noted below.

Name of Self Storage Facility	Number of Parking Stalls Provided
Sentinel Self Storage 1555 SW Tualatin-Sherwood Road	7
Sentinel Self Storage 21980 SW Langer Parkway (units behind Planning Case File No: LU 2022-004)	4
NW Self Storage 20865 SW Wildwood Place	4
NW Self Storage 20475 SW Cipole Road	4

A shared access and parking agreement is executed for Lots 2-5. Once the agreement is amended to include Lot 1, the required 7 parking spaces can be utilized on Lots 1-5.

	Minimum Parking	Required Parking	Provided Parking
Hotel or Motel ±100 Rooms	1 per room	±100	100
Self-Storage ±690 units	Not Identified in the SZCDC	Applicant's Analysis above ±7	0[1]
Flexible Tenant Areas/Industrial Support Services ±10,200 SF	1.6 per 1,000	±16	16
Building lease office ±960 SF	1.6 per 1,000	±2	2
Total Parking Stalls		±125	118
Parking Shared with Lots 3-5			**7 stalls**

[1] Per the applicant's narrative, 1,500 square feet loading/unloading space amounting to four oversized stalls is provided near the front of the industrial facility.

FINDING: Based on applicant's response and analysis above, this standard is met.

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.

ANALYSIS: The applicant's narrative states that at least 75 percent of parking spaces are planned to be full size spaces, per the required dimensions above (9 ft in width by 20 ft in length) and Table 3 below [90-degree parking (9 ft in width by 17 ft in length)]. Compact parking spaces are not planned.

FINDING: This standard is met based on the analysis above.

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.

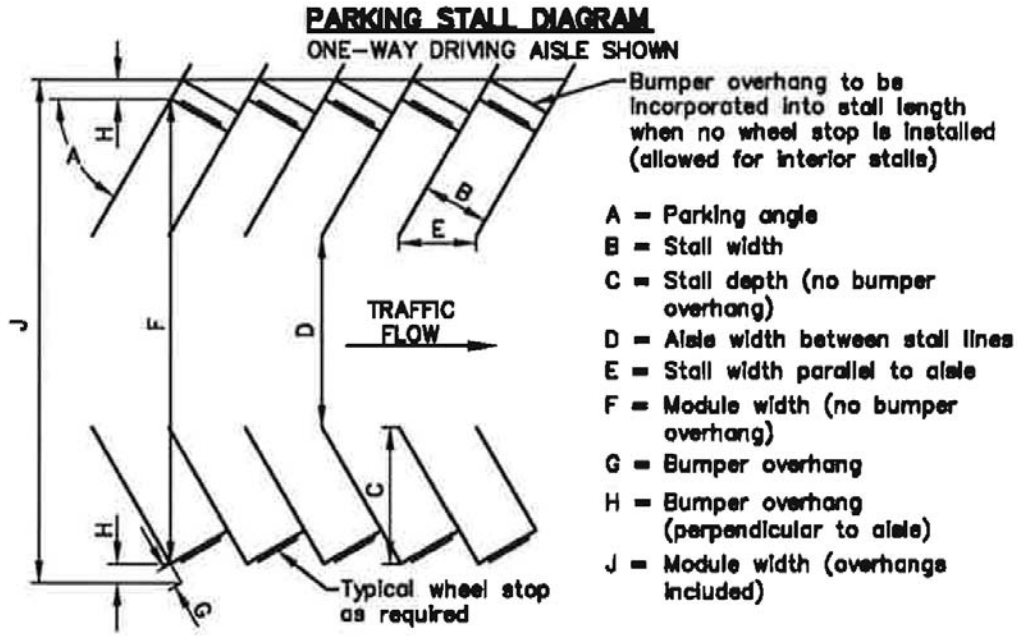


Table 3: Two-Way Driving Aisle
(Dimensions in Feet)

A	B	C	D	E	F	G	H	J
45°	8.0	16.5	24.0	11.3	57.0	3.0	2.5	62.0
	9.0	18.5	24.0	12.7	61.0	3.0	2.5	66.0
60°	8.0	17.0	24.0	9.2	58.0	3.0	2.5	63.0
	9.0	19.5	24.0	10.4	63.0	3.0	2.5	68.0
75°	8.0	16.5	26.0	8.3	59.0	3.0	3.0	65.0
	9.0	19.0	24.0	9.3	62.0	3.0	3.0	68.0
90°	8.0	15.0	26.0	8.0	56.0	3.0	3.0	62.0
	9.0	17.0	24.0	9.0	58.0	3.0	3.0	64.0

FINDING: As proposed, all spaces meet the minimum standards identified above and will be accessed internally and served by on-site drive aisles. This standard is met.

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.**

Applicant's Response: Wheel stops can be provided, as required, to limit vehicle overhang onto sidewalks and landscaped areas adjacent to parking areas. The applicable criteria can be met.

ANALYSIS: Staff concurs with the applicant's response with the following Condition of Approval.

CONDITION OF APPROVAL B5: Prior to Final Site Plan Approval, a revised Site Plan shall be submitted showing wheel stops in parking areas adjacent to sidewalks and landscaped areas.

FINDING: Based on the applicant's response and analysis, the applicable standards are met with the above Condition of Approval.

16.94.020 Off-Street Parking Standards

C. Bicycle Parking Facilities

1. General Provisions

a. Applicability. Bicycle parking spaces shall be provided for new development, changes of use, and major renovations, defined as construction valued at twenty-five (25) percent or more of the assessed value of the existing structure.

b. Types of Spaces. Bicycle parking facilities shall be provided in terms of short-term bicycle parking and long-term bicycle parking. Short-term bicycle parking is intended to encourage customers and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for at least several hours a weather-protected place to park bicycles.

c. Minimum Number of Spaces. The required total minimum number of bicycle parking spaces for each use category is shown in Table 4, Minimum Required Bicycle Parking Spaces.

d. Minimum Number of Long-term Spaces. If a development is required to provide eight (8) or more required bicycle parking spaces in Table 4, at least twenty-five (25) percent shall be provided as long-term bicycle with a minimum of one (1) long-term bicycle parking space.

e. Multiple Uses. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

Table 4: Minimum Required Bicycle Parking Spaces	
Commercial Use Categories	**Minimum Required Spaces**
Commercial parking facilities, commercial, outdoor recreation, major event entertainment	4 or 1 per 20 auto spaces, whichever is greater
Self-service storage	None

Applicant's Response: Per the ratio of "4 or 1 per 20 auto spaces, whichever is greater" in Table 4, six bicycle parking spaces are required for the planned hotel use. Due to the nature of the self-storage land use (which requires transportation of materials to and from leased units), bicycle spaces are not required for the storage facility. The Preliminary Dimensioned Civil Site Plan (Exhibit A) shows the planned bicycle parking location near the front of the hotel. Long-term spaces are neither planned nor required, as the industrial use is required to provide less than eight bicycle parking spaces. The applicable criteria are met.

ANALYSIS: The proposal requires 125 auto parking spaces and the bicycle requirement is one bicycle parking per 20 auto spaces. Therefore 6.25 or 7 (rounded up) bicycle parking spaces are required.

FINDING: Based on the applicant's response and analysis, the applicable criteria can be met as conditioned below on page 47 as Condition B6.

16.94.020 Off-Street Parking Standards

C. Bicycle Parking Facilities

2. Location and Design.

a. General Provisions

(1) Each space must be at least two (2) feet by six (6) feet in area, be accessible without moving another bicycle, and provide enough space between the rack and any obstructions to use the space properly.

(2) There must be an aisle at least five (5) feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.

(3) Lighting. Bicycle parking shall be at least as well lit as vehicle parking for security.

(4) Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

(5) Bicycle parking in the Old Town Overlay District can be located on the sidewalk within the right-of-way. A standard inverted "U shaped" or staple design is appropriate. Alternative, creative designs are strongly encouraged.

(6) Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards.

Applicant's response: Planned bicycle parking has been located and designed to accommodate the design standards listed above. Per Table 4, six bicycle spaces are required for the planned land uses. The Preliminary Dimensioned Civil Site Plan (Exhibit A) illustrates the planned bicycle parking location. A Preliminary Lighting Plan (Exhibit A) demonstrates adequate lighting is provided to the site, including the bicycle parking area. However, lighting fixture locations have not yet been determined; upon submittal of a Final Site Plan Review application, concurrent with a building permit submittal, a photometric plan is anticipated to be submitted to demonstrate compliance with the bicycle parking lighting requirement. The applicable criteria are met.

ANALYSIS: As stated before, the proposal requires seven (7) bicycle parking spaces, not six.

FINDING: Based on the discussion above, the applicable criteria can be met with the Conditions of Approval below.

CONDITION OF APPROVAL B6: Prior to Final Site Plan Approval, submit a revised Site Plan showing seven (7) bicycle parking spaces and how these spaces meet the location and design standard of Section 16.94.020.C.

CONDITION OF APPROVAL B7: Prior to Final Site Plan Approval, submit a revised photometric plan demonstrating compliance with the bicycle parking lighting requirement of Section 16.94.020.C.

b. Short-term Bicycle Parking

(1) Provide lockers or racks that meet the standards of this section.

(2) Locate inside or outside the building within thirty (30) feet of the main entrance to the building or at least as close as the nearest vehicle parking space, whichever is closer.

FINDING: The proposed bicycle parking spaces are reflected on Sheet P06 of Exhibit A and meet the distance/location standards. The applicable criteria are met.

c. Long-term Bicycle Parking

(1) Provide racks, storage rooms, or lockers in areas that are secure or monitored (e.g., visible to employees or customers or monitored by security guards).

(2) Locate the outside bicycle parking spaces within one hundred (100) feet of the entrance that will be accessed by the intended users.

(3) All of the spaces shall be covered.

d. Covered Parking (Weather Protection)

(1) When required, covered bicycle parking shall be provided in one (1) of the following ways: inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.

(2) Where required covered bicycle parking is not within a building or locker, the cover must be permanent and designed to protect the bicycle from rainfall and provide seven-foot minimum overhead clearance.

(3) Where required bicycle parking is provided in lockers, the lockers shall be securely anchored.

FINDING: Per the applicant's narrative, long-term or covered spaces are not proposed. Long-term bicycle parking is also not required since the project requires seven bicycle parking spaces, less than the threshold of eight. These criteria are not applicable.

16.94.030 - Off-Street Loading Standards

A. Minimum Standards

1. **A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school, or other public meeting place, which is designed to accommodate more than twenty five (25) persons at one time.**
2. **The minimum loading area for non-residential uses shall not be less than ten (10) feet in width by twenty-five (25) feet in length and shall have an unobstructed height of fourteen (14) feet.**
3. **Multiple uses on the same parcel or adjacent parcels may utilize the same loading area if it is shown in the development application that the uses will not have substantially overlapping delivery times.**
4. **The following additional minimum loading space is required for buildings in excess of twenty thousand (20,000) square feet of gross floor area:**
   a. **Twenty thousand (20,000) to fifty (50,000) sq. ft. - five hundred (500) sq. ft.**
   b. **Fifty (50,000) sq. ft. or more - seven hundred fifty (750) sq. ft.**

Applicant's response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) illustrates loading areas (for both the storage facility and hotel) meet the minimum requirements above. The loading areas are at least 10 feet in width by 25 feet in length with an unobstructed height of at least 14 feet. Both structures are planned to be greater than 50,000 square feet of gross floor area (each). Therefore, the additional minimum loading space of at least 750 square feet is planned to be provided (to both buildings). These criteria are met.

ANALYSIS: Staff concurs with the applicant's response above.

FINDING: Based on the discussion above, the applicable criteria are met.

B. Separation of Areas

Any area to be used for the maneuvering of delivery vehicles and the unloading or loading of materials shall be separated from designated off-street parking areas and designed to prevent the encroachment of delivery vehicles onto off-street parking areas or public streets. Off-street parking areas used to fulfill the requirements of this Chapter shall not be used for loading and unloading operations.

Applicant's response: Areas designated for the maneuvering of delivery vehicles and loading areas are planned to be separated from off-street parking areas. These areas are designed to prevent the encroachment of delivery vehicles onto off-street parking areas or public streets. However, the nature of the self-storage facility accommodates loading and unloading for customers/patrons (not delivery vehicles) in the designated loading area between the building and parking area. These criteria are met.

ANALYSIS: Staff concurs with the applicant's response above.

FINDING: Based on the discussion above, the applicable criteria are met.

16.96 ONSITE CIRCULATION
16.92.010 – On-Site Pedestrian and Bicycle Circulation
A. Purpose

On-site facilities shall be provided that accommodate safe and convenient pedestrian access within new subdivisions, multi-family developments, planned unit developments, shopping centers and commercial districts, and connecting to adjacent residential areas and neighborhood activity centers within one-half mile of the development. Neighborhood activity centers include but are not limited to existing or planned schools, parks, shopping areas, transit stops or employment centers. All new development, (except single-family detached housing), shall provide a continuous system of private pathways/sidewalks.

FINDING: The Site Plan (Exhibit A, Sheet P06) shows a direct pedestrian connection to SW Century Drive through interior private sidewalks. The private sidewalks extend from the ground floor entrances to the public sidewalk, creating a continuous system of pedestrian circulation. These pedestrian connections will ensure safe and convenient access between the proposed commercial and industrial uses and the public. This standard is met.

***

C. Joint Access

Two (2) or more uses, structures, or parcels of land may utilize the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfied the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use.

ANALYSIS: The Parkway Village South Subdivision consist of five tax lots. The proposed hotel is on Lot 2 and the mini-storage facility on Lots 1 of the Parkway Village South Subdivision. Joint access is proposed for all five tax lots. An Amended and Restated Declaration of Easements and Restrictions for Parkway Village South, the original project site, for Lots 2-5 was recorded under Recording No. 2019-039827. The declaration of easements provides for ownership, management, and maintenance of on-site features, as necessary. Easements (ingress, egress and parking) is also identified. Further amendments to this document will be required since Lot 1

will now be developed with mini-storage units and flexible tenant spaces. The updated agreements will allow for shared parking and access across the entire Parkway Village South Retail Center.

FINDING: This standard is not met but can be satisfied as previously conditioned on page 20, Condition B2.

16.96 ONSITE CIRCULATION

D. Connection to Streets

1. **Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways with paved sidewalk.**
2. **Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.**

FINDING: Joint Access is addressed above, and vehicular and pedestrian access will be provided to SW Century Drive. Internal walkways will connect the proposed buildings to the public sidewalk. Furthermore, the hotel is planned to connect to the adjacent Langer's Entertainment Center by way of a convenient pedestrian skybridge, providing a direct, safe route for patrons. This standard is met.

***

F. Access to Major Roadways

Points of ingress or egress to and from Highway 99W and arterials designated on the Transportation Plan Map, attached as Appendix C of the Community Development Plan, Part II, shall be limited as follows:

1. **Single and two-family uses and manufactured homes on individual residential lots developed after the effective date of this Code shall not be granted permanent driveway ingress or egress from Highway 99W and arterial roadways. If alternative public access is not available at the time of development, provisions shall be made for temporary access which shall be discontinued upon the availability of alternative access.**
2. **Other private ingress or egress from Highway 99W and arterial roadways shall be minimized. Where alternatives to Highway 99W or arterials exist or are proposed, any new or altered uses developed after the effective date of this Code shall be required to use the alternative ingress and egress.**
3. **All site plans for new development submitted to the City for approval after the effective date of this Code shall show ingress and egress from existing or planned local or collector streets, consistent with the Transportation Plan Map and Section VI of the Community Development Plan.**

FINDING: Access will be provided via SW Century Drive, a collector street. Nearby arterial roadways are not accessible from the site. These standards are not applicable.

G. Service Drives

Service drives shall be provided pursuant to Section 16.94.030.

FINDING: Section 16.94.030 is addressed above. This criterion is met.

16.96.030 - Minimum Non-Residential Standards

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

A. Driveways

1. Commercial: Improved hard surface driveways are required as follows:

Required		Minimum Width	
Parking Spaces	# Driveways	One-Way Pair	Two-Way
1 - 49	1	15 feet	24 feet
50 & above	2	15 feet	24 feet

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

Required		Minimum Width	
Parking Spaces	# Driveways	One-Way Pair	Two-Way
1 - 249	1	15 feet	24 feet
250 & above	2	15 feet	24 feet

3. Surface materials are encouraged to be pervious when appropriate considering soils, anticipated vehicle usage and other pertinent factors.

FINDING: The Site Plan, Sheet P06 of Exhibit A, shows commercial and industrial driveways meeting or exceeding the minimum 24-foot width requirement. Per the applicant's narrative, based on anticipated vehicle usage, pervious surfaces are not planned. This standard is met.

B. Sidewalks and Curbs

1. A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within five hundred (500) feet of the site, future phases of development, and whenever possible to parks and open spaces.

2. Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority.

3. Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other pervious durable surface. Primary pathways connecting front entrances to the right of way shall be at least 6 feet wide and conform to ADA standards. Secondary pathways between buildings and within parking areas shall be a minimum of four (4) feet wide and/or conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include painted striping.

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

Applicant's Response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) illustrates an accessible connection extending from the building entrances to other buildings on the site and extending to the existing public sidewalk along SW Century Drive. Raised walkways with curbs are provided to separate vehicles and pedestrians. Walkways are planned to be constructed of a durable and hard surface, meet applicable Americans with Disabilities Act (ADA) standards, and

meet the applicable dimensional requirements. Driveway crossings will be marked, as applicable. These criteria, where applicable, are met.

ANALYSIS: Staff concurs with the applicant's response.

FINDING: The applicant is providing clearly marked and identified pedestrian amenities that are protected by curbs, or in the case of drive aisle crossings, clearly marked crossings. As discussed above, this criterion is satisfied.

16.96.040 On-Site Vehicle Circulation

***

C. Connection to Streets

1. **Except for joint access per this Section, all ingress and egress to a use or parcel shall connect directly to a public street, excepting alleyways.**
2. **Required private sidewalks shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress.**

***

FINDING: On-site vehicular circulation and direct vehicular access are planned to be provided to SW Century Drive. Private sidewalks will connect ground floor entrances of each building to the existing public sidewalk along SW Century Drive. These criteria are met.

16.98 ONSITE STORAGE
16.98.020 Solid Waste and Recycling Storage
All uses shall provide solid waste and recycling storage receptacles which are adequately sized to accommodate all solid waste generated on site. All solid waste and recycling storage areas and receptacles shall be located out of public view. Solid waste and recycling receptacles for multi-family, commercial, industrial and institutional uses shall be screened by six (6) foot high sight-obscuring fence or masonry wall and shall be easily accessible to collection vehicles.

ANALYSIS: The preliminary site plan (P06 of Exhibit A) shows one solid waste and recycling storage for the hotel. Per the applicant's narrative, an existing parking island southwest of the hotel is planned to be modified to locate a new trash and recycling enclosure. The enclosure is shown in a location with ease of access for hotel employees/ guests and is intended to be screened appropriately from view. The final location and orientation of the trash enclosures will be coordinated with Pride Disposal Company.

A solid waste and recycling storage is not proposed for the self-storage facility. Typically, patrons leasing a unit in the facility will need trash receptacles to discard unwanted items.

FINDING: This standard is not met but can be satisfied as conditioned below.

CONDITION OF APPROVAL B8: Prior to Final Site Plan approval, provide two solid waste and recycling storage receptacle plan meeting Pride Disposal requirement.

CONDITION OF APPROVAL H2: Prior to Final Occupancy, the solid waste and recycling storage receptacle must be constructed for each building meeting Pride Disposal standard.

16.98.040 - Outdoor Sales and Merchandise Display

A. Sales Permitted

Outdoor sales and merchandise display activities, including sales and merchandise display that is located inside when the business is closed but otherwise located outside, shall be permitted when such activities are deemed by the Commission to be a customary and integral part of a permitted commercial or industrial use.

1. Permanent outdoor sales and merchandise display are in use year round or in excess of four (4) months per year and require the location to be reviewed through a site plan review. They will be reviewed as conditional uses in accordance with Chapter 16.82. Permanent outdoor and merchandise display are subject to the standards outlined in subsection B, below.

2. Temporary outdoor sales and merchandise display are seasonal and are not displayed year round and must meet the requirements of Chapter 16.86 (temporary uses). When the temporary use is not occurring the site shall return to its original state.

3. Food vendors including food carts, ice cream trucks, hotdog stands or similar uses are only permitted as a permanent outdoor sale use as described in A.1 above.

B. Standards

1. Outdoor sales and merchandise display areas shall be kept free of debris. Merchandise shall be stacked or arranged, or within a display structure. Display structures shall be secured and stable.

2. Outdoor sales and merchandise display shall not be located within required yard, building, or landscape setbacks, except where there is intervening right-of-way of a width equal to or greater than the required setback; and shall not interfere with on-site or off-site pedestrian or vehicular circulation.

3. Outdoor retail sales and merchandise display areas for vehicles, boats, manufactured homes, farm equipment, and other similar uses shall be improved with asphalt surfacing, crushed rock, or other dust-free materials.

4. Additional standards may apply to outdoor sales and merchandise display dependent on specific restrictions in the zone.

FINDINGS: The preliminary Site Plan, Sheet P06 of Exhibit A, does not reflect any outdoor sales and merchandise displays. Any future external material storage will comply with the applicable requirements. These conditions are not applicable.

C. Division VI – PUBLIC IMPROVEMENTS

Chapter 16.106 TRANSPORTATION FACILITIES

16.106.020 Required Improvements

A. Generally

Except as otherwise provided, all developments containing or abutting an existing or proposed street, that is either unimproved or substandard in right-of-way width or improvement, shall dedicate the necessary right-of-way prior to the issuance of building permits and/or complete acceptable improvements prior to issuance of occupancy permits. The following figure provides the depiction of the functional classification of the street network as found in the Transportation System Plan, Figure 8-1.

B. Existing Streets

Except as otherwise provided, when a development abuts an existing street, the improvements requirement shall apply to that portion of the street right-of-way located between the centerline of the right-of-way and the property line of the lot

proposed for development. In no event shall a required street improvement for an existing street exceed a pavement width of thirty (30) feet.

ANALYSIS: The subject property has frontage on SW Century Drive (City of Sherwood Collector). The existing street section is a 3-lane street with a curb-tight sidewalk with tree wells. This street section was previously approved as part of the required street improvements for the overall development. No street widening improvements along SW Century Drive will be required.

FINDING: Per the analysis above, this standard is met.

Chapter 16.106 TRANSPORTATION FACILITIES
16.106.040 - Design

Standard cross sections showing street design and pavement dimensions are located in the City of Sherwood's Engineering Design Manual.

***

H. Buffering of Major Streets

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

FINDING: The subject site has street frontage along SW Century Drive, classified as a Collector street. SW Century Drive is fully improved with curb tight sidewalk and tree wells. The preliminary plans also show a 15-foot-wide landscaped visual corridor pursuant to Section 16.142.040. Applicable access provisions are addressed in the responses to Chapter 16.96. The applicable standards are net.

Chapter 16.106 TRANSPORTATION FACILITIES
16.106.040 - Design

***

M. Vehicular Access Management

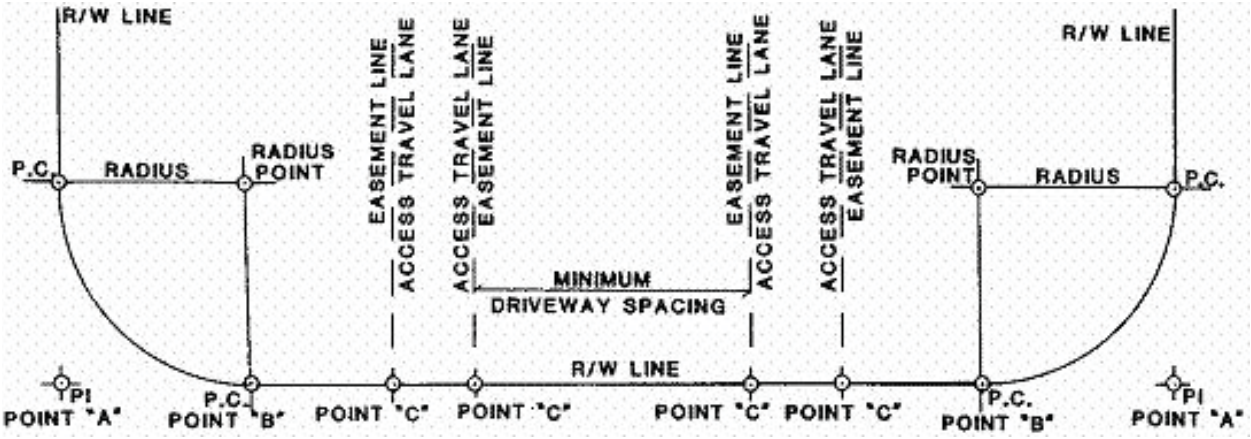
All developments shall have legal access to a public road. Access onto public streets shall be permitted upon demonstration of compliance with the provisions of adopted street standards in the Engineering Design Manual.

1. **Measurement: See the following access diagram where R/W = Right-of-Way; and P.I. = Point-of-Intersection where P.I. shall be located based upon a 90 degree angle of intersection between ultimate right-of-way lines.**
   a. **Minimum right-of-way radius at intersections shall conform to City standards.**
   b. **All minimum distances stated in the following sections shall be governed by sight distance requirements according to the Engineering Design Manual.**

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

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

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



FINDING: The preliminary plans show driveways that conform to all applicable geometric requirements. The applicable standards are met.

2. Roadway Access

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

c. Collectors:

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

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

ANALYSIS: The site has more than 150 feet of street frontage on SW Century Drive, a collector street. Joint accesses are planned, as discussed in the response to Section 16.96.040. The site has two driveways, one main driveway (west of the site) and a second driveway (east of the site). The secondary access does not meet access spacing standards and the applicant has proposed the secondary driveway as emergency access only, per the applicant's Completion Response of

May 20, 2022. The emergency access will be gated with a Knox box. The two driveways are shown on the preliminary plans and comply with the applicable spacing requirement.

Per City Engineering Department Comments dated June 16, 2022 (Exhibit B1), when the secondary driveway (east of the site) was originally approved, it was approved under the condition that it would be for truck loading/unloading only, similar to the driveway directly across the street. The secondary driveway will either need to be for loading/emergency vehicle access only or a design modification request will need to be approved by the City Engineer.

FINDING: Based on the analysis above, this condition is met as conditioned below.

CONDITION OF APPROVAL D1: Prior to Approval of the Engineering Public Improvement Plans, the developer shall design for the eastern driveway to be for building loading/unloading access or emergency only, unless a Design Modification Request is approved by the City Engineer.

Chapter 16.106 TRANSPORTATION FACILITIES
16.106.060 - Sidewalks

A. Required Improvements

1. **Except as otherwise provided, sidewalks shall be installed on both sides of a public street and in any special pedestrian way within new development.**
2. **For Highway 99W, arterials, or in special industrial districts, the City Manager or designee may approve a development without sidewalks if alternative pedestrian routes are available.**
3. **In the case of approved cul-de-sacs serving less than fifteen (15) dwelling units, sidewalks on one side only may be approved by the City Manager or designee.**

B. Design Standards

1. **Arterial and Collector Streets**

   Arterial and collector streets shall have minimum eight (8) foot wide sidewalks/multi- use path, located as required by this Code.
2. **Local Streets**

   Local streets shall have minimum five (5) foot wide sidewalks, located as required by this Code.
3. **Handicapped Ramps**

   Sidewalk handicapped ramps shall be provided at all intersections.

C. Pedestrian and Bicycle Paths

Provide bike and pedestrian connections on public easements or right-of-way when full street connections are not possible, with spacing between connections of no more than 330 feet except where prevented by topography, barriers such as railroads or highways, or environmental constraints such as rivers and streams.

FINDING: The subject property has street frontage along SW Century Drive, classified as Collector street. SW Century Drive is fully improved with curb tight sidewalk and tree wells. These criteria are met.

Chapter 16.106 TRANSPORTATION FACILITIES
16.106.080 Traffic Impact Analysis (TIA)

C. Requirements

The following are typical requirements that may be modified in coordination with Engineering Staff based on the specific application.

1. **Pre-application Conference. The applicant shall meet with the City Engineer prior to submitting an application that requires a TIA. This meeting will be coordinated with Washington County and ODOT when an approach road to a County road or Highway 99W serves the property, so that the TIA will meet the requirements of all relevant agencies.**
2. **Preparation. The TIA shall be prepared by an Oregon Registered Professional Engineer qualified to perform traffic Engineering analysis and will be paid for by the applicant.**
3. **Typical Average Daily Trips and Peak Hour Trips. The latest edition of the Trip Generation Manual, published by the Institute of Transportation Engineers (ITE), shall be used to gauge PM peak hour vehicle trips, unless a specific trip generation study that is approved by the City Engineer indicates an alternative trip generation rate is appropriate.**
4. **Intersection-level Analysis. Intersection-level analysis shall occur at every intersection where the analysis shows that fifty (50) or more peak hour vehicle trips can be expected to result from the development.**
5. **Transportation Planning Rule Compliance. The requirements of OAR 660-012-0060 shall apply to those land use actions that significantly affect the transportation system, as defined by the Transportation Planning Rule.**

****

F. Approval Criteria

When a TIA is required, a proposal is subject to the following criteria, in addition to all criteria otherwise applicable to the underlying land use proposal:

1. **The analysis complies with the requirements of 16.106.080.C;**
2. **The analysis demonstrates that adequate transportation facilities exist to serve the proposed development or identifies mitigation measures that resolve identified traffic safety problems in a manner that is satisfactory to the City Engineer and, when County or State highway facilities are affected, to Washington County and ODOT;**
3. **For affected non-highway facilities, the TIA demonstrates that mobility and other applicable performance standards established in the adopted City TSP have been met; and**
4. **Proposed public improvements are designed and will be constructed to the street standards specified in Section 16.106.010 and the Engineering Design Manual, and to the access standards in Section 16.106.040.**
5. **Proposed public improvements and mitigation measures will provide safe connections across adjacent right-of-way (e.g., protected crossings) when pedestrian or bicycle facilities are present or planned on the far side of the right-of-way.**

ANALYSIS: Per City Engineering Department Comments dated June 16, 2022, a trip generation document dated April 4, 2022, by Kittelson and Associates was included with the land use application. This document provided a trip analysis of the proposed use applied for in this land use application compared to the original transportation study. The report shows that the trip count for this proposed development is less than that provided with the original report. No mitigation is required.

FINDING: Based on the above analysis, this standard is met.

Chapter 16.106 TRANSPORTATION FACILITIES
16.106.080 Traffic Impact Analysis (TIA)

G. Conditions of Approval
The City may deny, approve, or approve a development proposal with conditions needed to meet operations and safety standards and provide the necessary right-of-way and improvements to ensure consistency with the future planned transportation system. Improvements required as a condition of development approval, when not voluntarily provided by the applicant, shall be roughly proportional to the impact of the development on transportation facilities, pursuant to Section 16.106.090. Findings in the development approval shall indicate how the required improvements are directly related to and are roughly proportional to the impact of development.

ANALYSIS: Per City Engineering Department Comments dated June 16, 2022, a trip generation document dated April 4, 2022, by Kittelson and Associates was included with the land use application. This document provided a trip analysis of the proposed use applied for in this land use application compared to the original transportation study. The report shows that the trip count for this proposed development is less than that provided with the original report. No mitigation is required.

FINDING: Based on the above analysis, this standard is met.

16.110 – SANITARY SEWERS
Sanitary sewers shall be installed to serve all new developments and shall connect to existing sanitary sewer mains. Sanitary Sewers shall be constructed, located, sized and installed at standards consistent 16.110.

ANALYSIS: Per City Engineering Department Comments dated June 16, 2022, currently a public sanitary sewer main exists along the east and southeast side of the subject property. All neighboring properties either have sanitary sewer service or access to public sanitary sewer service, therefore no public sanitary sewer main extension is required. The proposed new buildings will obtain sanitary sewer via the existing on-site public sanitary sewer system.

FINDING: This standard is not met but can be met as conditioned below.

CONDITION OF APPROVAL D2: Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide sanitary sewer service to each lot meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL D3: Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide a grease interceptor on the sanitary sewer service serving the proposed hotel meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL F1: Prior to Issuance of a Plumbing Permit, the proposed development shall design the private sanitary sewer to be in compliance with the current Oregon Plumbing Specialty Code.

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

ANALYSIS: Per City Engineering Department Comments dated June 16, 2022, currently there is a public water main existing within SW Century Drive along the full frontage of the subject property frontage. No public water main extension is required. The proposed buildings will obtain domestic and fire water via an existing water line stubbed into the subject property.

FINDING: This standard is not met but can be met as conditioned below.

CONDITION OF APPROVAL F2: Prior to Issuance of a Plumbing Permit, water flows calculations (domestic, irrigation and fire) shall be provided by the developer.

CONDITION OF APPROVAL D4: Prior to Approval of the Public Improvement Plans, the proposed development shall design to bring fire water and domestic water to each lot meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL D5: Prior to Approval of the Public Improvement Plans, the proposed development shall design for backflow prevention on all domestic water and fire water services meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL F3: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private water lines to be in compliance with the current Oregon Plumbing Specialty Code.

CONDITION OF APPROVAL G1: Prior to Acceptance of Public Improvements, any public water facilities to be located on private property shall have a recorded public water line easement encompassing the related public water improvements meeting Sherwood Engineering standards

16.114 – STORM WATER
Storm water facilities, including appropriate source control and conveyance facilities, shall be installed in new developments and shall connect to the existing downstream drainage systems consistent with the Comprehensive Plan and the requirements of the Clean Water Services water quality regulations contained in their Design and Construction Standards R&O 04-9, or its replacement.

ANALYSIS: Per City Engineering Department Comments dated June 16, 2022, currently a public storm sewer main exists along the east and southeast side of the subject property. All neighboring properties either have storm sewer service or access to public storm sewer service, therefore no public storm sewer main extension is required. The proposed new buildings will obtain storm sewer via the existing on-site public storm sewer system.

Storm water quality treatment for the subject property was constructed as part of the original subdivision, therefore no storm water quality treatment is required upon verification that the new impervious area does not exceed the allowable amount of impervious area that the water quality facilities has the capability of treating.

Currently there are no hydro-modification facilities existing on the site to accommodate the subject development.

The subject development will need to provide on-site hydro-modification facilities in compliance with Clean Water Services (CWS) standards for any new/modified impervious area to be installed unless otherwise approved for a payment-in-lieu by the City of Sherwood and CWS. Jackie Humphreys, Clean Water Service, provided comments dated June 16, 2022 (Exhibit B2) stating that a Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained prior to any work on the site. Application for CWS Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 19-5 as amended by R&O 19-22, or prior standards as meeting the implementation policy of R&O 18-28, and is to include:

a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.
b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit.
c. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.
d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 19-5, Section 4.04. Access shall be provided for maintenance of facility per R&O 19-5, Section 4.07.6.

FINDING: This standard is not met but can be met as conditioned below.

CONDITION OF APPROVAL D6: Prior to Approval of the Public Improvement Plans, the proposed development shall verify that the existing regional water quality facilities has capacity to provide water quality treatment for the subject development. If not, then the subject development will need to provide additional water quality treatment such that all impervious area on the subject property has water quality treatment meeting the approval of the Sherwood Engineering Department.

CONDITION OF APPROVAL D7: Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide hydro-modification in compliance with Clean Water Services' standards unless otherwise approved for a payment-in-lieu by the City of Sherwood and CWS.

CONDITION OF APPROVAL G2: Prior to Acceptance of Public Improvements, private water quality and/or hydro-modification facilities shall have a recorded Private Stormwater Facility Access and Maintenance Covenant. An Operation and Maintenance Plan for all private hydro-modification facilities is also required to be submitted to the Sherwood Engineering Department.

CONDITION OF APPROVAL F4: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private storm water runoff within the subject property to be collected and conveyed in accordance with the current Oregon Plumbing Specialty Code.

CONDITION OF APPROVAL D8: Prior to Approval of the Engineering Public Improvement Plans, a Storm Water Connection Permit Authorization shall be obtained from Clean Water Services.

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

ANALYSIS: Fire Protection services are provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R has issued a Service Provider Letter for the proposed development dated March 30, 2022 (Exhibit A – Sub Exhibit M). The applicant is conditioned to meet the requirements of the SPL.

FINDING: This standard is met as conditioned below.

CONDITION OF APPROVAL A8: The development shall comply with the TVF&R Service Provider Letter dated March 30, 2022 and all applicable TVF&R standards.

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

16.118.020 Standard
A. Installation of utilities shall be provided in public utility easements and shall be sized, constructed, located and installed consistent with this Code, Chapter 7 of the Community Development Code, and applicable utility company and City standards.
B. Public utility easements shall be a minimum of eight (8) feet in width unless a reduced width is specifically exempted by the City Engineer. An eight-foot wide public utility easement (PUE) shall be provided on private property along all public street frontages. This standard does not apply to developments within the Old Town Overlay.

ANALYSIS: Per City Engineering Department Comments dated June 16, 2022, currently an 8-foot wide PUE exists along the subject property frontage of SW Century Drive.

Sherwood Broadband exists along the subject property frontage of SW Century Drive. Therefore, no Sherwood Broadband improvements are required. If access to Sherwood Broadband is desired for the subject property, then the developer will need to work with the Sherwood Broadband department to obtain service.

FINDING: Based on the analysis above, these standards are met.

D. Division VII – Land Divisions, Subdivisions, Partitions, Lot Line Adjustments and Modifications

PROPERTY LINE ADJUSTMENTS

Chapter 16.124 PROPERTY LINE ADJUSTMENTS AND LOT CONSOLIDATIONS

16.124.010 Approval Process

A. The City Manager or his or her designee may approve a property line adjustment by means of a Type I procedure as governed by Chapter 16.72, using approval criteria contained in this Chapter.
B. Time Limit on Approval

The property line adjustment decision shall be effective for one year from the date of approval.
C. Extension of Approval
If the adjustment is not recorded with the County within one year, the land use approval expires and must be resubmitted. The City Manager or his/her designee may, upon written request by the applicant, grant an extension up to one year upon a written finding that the facts have not changed to an extent sufficient to warrant re-filing of the property line adjustment and that no other development approval would be affected.

FINDING: The proposed Type I property line adjustment is being processed concurrently with the Type IV Site Plan Review, Major Modification to an Approved Site Plan, and Conditional Use permit. This process is met with the recommended condition below.

CONDITION OF APPROVAL E3: Prior to Issuance of any Building Permit, the property line adjustment shall be recorded with the County within one year of the notice of decision unless an extension has been requested and granted.

16.124.020 Approval Criteria

A. The City Manager or his/her designee shall approve or deny a request for a property line adjustment in writing based on findings that the following criteria are satisfied:

1. No new lots are created

FINDING: As shown on the preliminary plans, Sheet P03, no new lots will be created with proposed the property line adjustments. Per the applicant's narrative, the purpose of the property line adjustment is to reconfigure the common boundary between the hotel and storage facility and center the common boundary along the shared driveway aisle. This criterion is met.

2. The adjusted lots comply with the applicable zone requirements.
3. The adjusted lots continue to comply with other regulatory agency or department requirements.

ANALYSIS: The adjusted lots comply with the applicable zoning requirements of the LI zoning district. All the adjusted lots range from ±0.72 acres or 31,363 square feet to ±7.16 acres, all lots meeting the minimum lot area of 10,000 square feet. All the adjusted lots have lot widths of over 100 feet. Adjusted Lots 1, 2, and 5 are currently vacant. The Preliminary Plans, Sheet P06, shows the proposed development on Lot 1 (self-storage) with a 20-foot setback meeting minimum frontage requirement. Lot 2 (hotel) building setback is greater than 20-feet along the front lot line (parallel to the common drive aisle) meeting the minimum setback standards. Development on Lot 5 is not part of this land use review. The planned

building complies with the applicable setback standards. Furthermore, the project site is not located within 100 feet of a residential zoning district. Therefore, footnote 11, the height limitations of residential zoning districts is not applicable. The Preliminary Architectural Materials (applicant's materials, Exhibit D) show the heights of the planned buildings do not exceed 50 feet. Other regulatory agency or department applicable requirements are addressed throughout this report and have been satisfied.

FINDING: Based on the discussion above, these criteria are met.

B. If the property line adjustment is processed with another development application, all applicable standards of the Code shall apply.

FINDING: The property line adjustments will be reviewed in conjunction with the other applications associated with this project. The consolidated application and accompanying materials and findings within this staff report demonstrate the reconfigured lots comply with applicable requirements. The criteria are met, as applicable.

16.124.030 Filing and Recording Requirements

A. Recording Requirements If a property line adjustment is approved by the City, it does not become final until reviewed and approved by County in accordance with its property line adjustment recording requirements.

B. Time Limit The applicant shall submit the copy of the recorded property line adjustment survey map to the City within 30 days of recording and shall be completed prior to the issuance of any building permits on the re-configured lots.

FINDING: Per applicant's narrative, the process described above is understood and can be met. This criterion is met.

E. Division VIII. Environmental Resources

16.142 Parks, Trees and Open Space

16.142.040 - Visual Corridors

A. Corridors Required

New developments located outside of the Old Town Overlay with frontage on Highway 99W, or arterial or collector streets designated on Figure 8-1 of the Transportation System Plan shall be required to establish a landscaped visual corridor according to the following standards:

	Category	Width
1.	Highway 99W	25 feet
2.	Arterial	15 feet
3.	Collector	10 feet

In residential developments where fences are typically desired adjoining the above described major street the corridor may be placed in the road right-of-way between the property line and the sidewalk. In all other developments, the visual corridor shall be on private property adjacent to the right-of-way.

FINDING: The site has street frontage along SW Century Drive, a collector street requiring a 10-foot-wide landscaped visual corridor. The preliminary landscape plans show a 15-foot-wide landscaped visual corridor exceeding the minimum requirement. This standard is met.

B. Landscape Materials
The required visual corridor areas shall be planted as specified by the review authority to provide a continuous visual and/or acoustical buffer between major streets and developed uses. Except as provided for above, fences and walls shall not be substituted for landscaping within the visual corridor. Uniformly planted, drought resistant street trees and ground cover, as specified in Section 16.142.060, shall be planted in the corridor by the developer. The improvements shall be included in the compliance agreement. In no case shall trees be removed from the required visual corridor.

C. Establishment and Maintenance
Designated visual corridors shall be established as a portion of landscaping requirements pursuant to Chapter 16.92. To assure continuous maintenance of the visual corridors, the review authority may require that the development rights to the corridor areas be dedicated to the City or that restrictive covenants be recorded prior to the issuance of a building permit.

D. Required Yard
Visual corridors may be established in required yards, except that where the required visual corridor width exceeds the required yard width, the visual corridor requirement shall take precedence. In no case shall buildings be sited within the required visual corridor, with the exception of front porches on townhomes, as permitted in Section 16.44.010(E)(4)(c).

FINDING: The preliminary landscape plans (Sheet P13 of Exhibit A) identify multiple layers of trees, combined with shrubs and groundcover, providing a continuous visual and/or acoustical buffer between the collector street, the planned building, and vehicle use area. A 15-foot-wide landscaped visual corridor is proposed abutting SW Century Drive. The applicable standards are met.

16.142 Parks, Trees and Open Space
16.142.060: STREET TREES
A. Installation of Street Trees on New or Redeveloped Property.
Trees are required to be planted to the following specifications along public streets abutting or within any new development or re-development. Planting of such trees shall be a condition of development approval. The City shall be subject to the same standards for any developments involving City-owned property, or when constructing or reconstructing City streets. After installing street trees, the property owner shall be responsible for maintaining the street trees on the owner's property or within the right-of-way adjacent to the owner's property.
1. **Location: Trees shall be planted within the planter strip along a newly created or improved streets. In the event that a planter strip is not required or available, the trees shall be planted on private property within the front yard setback area or within public street right-of-way between front property lines and street curb lines or as required by the City.**
2. **Size: Trees shall have a minimum trunk diameter of two (2) caliper inches, which is measured six inches above the soil line, and a minimum height of six (6) feet when planted.**
3. **Types: Developments shall include a variety of street trees. The trees planted shall be chosen from those listed in 16.142.080 of this Code.**

4. **Required Street Trees and Spacing:**
   a. **The minimum spacing is based on the maximum canopy spread identified in the recommended street tree list in section 16.142.080 with the intent of providing a continuous canopy without openings between the trees. For example, if a tree has a canopy of forty (40) feet, the spacing between trees is forty (40) feet. If the tree is not on the list, the mature canopy width must be provided to the planning department by a certified arborist.**
   b. **All new developments shall provide adequate tree planting along all public streets. The number and spacing of trees shall be determined based on the type of tree and the spacing standards described in a. above and considering driveways, street light locations and utility connections. Unless exempt per c. below, trees shall not be spaced more than forty (40) feet apart in any development.**
   c. **A new development may exceed the forty-foot spacing requirement under section b. above, under the following circumstances:**
      (1) **Installing the tree would interfere with existing utility lines and no substitute tree is appropriate for the site; or**
      (2) **There is not adequate space in which to plant a street tree due to driveway or street light locations, vision clearance or utility connections, provided the driveways, street light or utilities could not be reasonably located elsewhere so as to accommodate adequate room for street trees; and**
      (3) **The street trees are spaced as close as possible given the site limitations in (1) and (2) above.**
      (4) **The location of street trees in an ODOT or Washington County right-of-way may require approval, respectively, by ODOT or Washington County and are subject to the relevant state or county standards.**
      (5) **For arterial and collector streets, the City may require planted medians in lieu of paved twelve-foot wide center turning lanes, planted with trees to the specifications of this subsection.**

FINDING: The site has frontage along SW Century Drive that is fully improved with sidewalk and street trees. This standard is met.

B. Removal and Replacement of Street Trees.
The removal of a street tree shall be limited and in most cases, necessitated by the tree. A person may remove a street tree as provided in this section. The person removing the tree is responsible for all costs of removal and replacement. Street trees less than five (5) inches DBH can be removed by right by the property owner or his or her assigns, provided that they are replaced. A street tree that is removed must be replaced within six (6) months of the removal date.

1. **Criteria for All Street Tree Removal for trees over five (5) inches DBH. No street tree shall be removed unless it can be found that the tree is:**
   a. **Dying, becoming severely diseased, or infested or diseased so as to threaten the health of other trees, or**
   b. **Obstructing public ways or sight distance so as to cause a safety hazard, or**
   c. **Interfering with or damaging public or private utilities, or**
   d. **Defined as a nuisance per City nuisance abatement ordinances.**
2. **Street trees between five (5) and ten (10) inches DBH may be removed if any of the criteria in 1. above are met and a tree removal permit is obtained.**
   a. **The Tree Removal Permit Process is a Type I land use decision and shall be approved subject to the following criteria:**
      (1) **The person requesting removal shall submit a Tree Removal Permit application that identifies the location of the tree, the type of tree to be**

removed, the proposed replacement and how it qualifies for removal per Section 1. above.

(2) The person shall post a sign, provided by the City, adjacent to the tree for ten (10) calendar days prior to removal that provides notice of the removal application and the process to comment on the application.

(3) If an objection to the removal is submitted by the City or to the City during the ten (10) calendar day period, an additional evaluation of the tree will be conducted by an arborist to determine whether the tree meets the criteria for street tree removal in Section 1. above. The person requesting the Tree Removal Permit shall be responsible for providing the arborist report and associated costs.

(4) Upon completion of the additional evaluation substantiating that the tree warrants removal per Section 1. above or if no objections are received within the ten-day period, the tree removal permit shall be approved.

(5) If additional evaluation indicates the tree does not warrant removal, the Tree Removal Permit will be denied.

3. Street trees over ten (10) inches DBH may be removed through a Type I review process subject to the following criteria.

a. The applicant shall provide a letter from a certified arborist identifying:

(1) The tree's condition,

(2) How it warrants removal using the criteria listed in Section 1. above, and identifying any reasonable actions that could be taken to allow the retention of the tree.

b. The applicant shall provide a statement that describes whether and how the applicant sought assistance from the City, HOA or neighbors to address any issues or actions that would enable the tree to be retained.

c. The person shall post a sign, provided by the City, adjacent to the tree for ten (10) calendar days prior to removal that provides notice of the removal application and the process to comment on the application.

d. Review of the materials and comments from the public confirm that the tree meets the criteria for removal in Section 1. above.

FINDING: The site has frontage along SW Century Drive that is fully improved with sidewalk and street trees. Removal or replacement of street trees is not proposed. This standard is not applicable.

16.142 Parks, Trees and Open Space
16.142.070 Trees on Property Subject to Certain Land Use Applications

****

C. Inventory

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

a. Tree size (in DBH and canopy area)

b. Tree species

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

d. The location of the tree on the site

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

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

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

Applicant's response: As inventoried and described on the approved Tree Preservation and Removal Plans (Sheets C031 and C032 associated with the Parkway Village South As-Builts) included as Exhibit P; the existing trees on site were previously assessed (SP 17-03/SUB 17-01). The required inventory materials, prepared by an arborist, are attached as Exhibit P. As shown on the Preliminary Demolition and Tree Removal Plan (Exhibit A), the following trees are located on site:

- Tree Number 26006, an Oregon Ash tree located on Tax Lot 1100, was previously assessed as dead. This dead tree is planned to be removed, as shown in Exhibit A.
- Tree Number 26034, an Oregon Ash tree located on Tax Lot 1100, was previously assessed with declining health and poor structure ratings. This tree is planned to be removed, as shown in Exhibit A.
- Tree Number 26048, an American Chestnut tree located on Tax Lot 1100, was approved for removal (SP 17-03/SUB 17-01). This tree remains in poor condition and is planned for removal with the siting of the hotel.
- Tree Number 25975, a Douglas-fir tree located on Tax Lot 1100, was previously assessed in good condition, and planned for preservation. This tree is planned to be preserved, as shown in Exhibit A.

ANALYSIS: Staff concurs with the applicant's response above.

FINDING: These standards are met based on the discussion above.

16.142.070 Trees on Property Subject to Certain Land Use Applications

D. Retention requirements

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

****

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

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

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

	Commercial, Industrial, Institutional Public and Multi-family		
Canopy Requirement	**40%**	**N/A**	**30%**
Counted Toward the Canopy Requirement			

	Commercial, Industrial, Institutional Public and Multi-family
Street trees included in canopy requirement	**No**
Landscaping requirements included in canopy requirement	**Yes**
Existing trees onsite	**Yes x2**
Planting new trees onsite	**Yes**
Mature Canopy in Square Feet Equation πr^2 or (3.14159*radius^2) (This is the calculation to measure the square footage of a circle. The Mature Canopy is given in diameter. In gardening and horticulture reference books, therefore to get the radius you must divide the diameter in half.	
Canopy Calculation Example: Pin Oak Mature canopy = 35' (3.14159* 17.5^2) = 962 square feet	

FINDINGS: The applicant provided an Overall Landscape Plan (Sheet P13, Exhibit A) that shows expected tree canopy coverage of 75,080 square feet or 32.15% of the total site area. See tree canopy calculations below. The standards applicable for this commercial and industrial project are met.

TREE CANOPY CALCULATIONS

COMMON NAME	SIZE	EXPECTED DIA. – SPREAD AREA	QTY.	CANOPY AREA
EDITH BOUGE MAGNOLIA	SMALL	15' – 177 S.F.	1	177 S.F.
GREEN VASE ZELKOVA	LARGE	38' – 1,134 S.F.	6	6,804 S.F.
HEART THROB DOGWOOD	SMALL	20' – 314 S.F.	7	2,198 S.F.
CHANTICLEER CALLERY PEAR	SMALL	15' – 177 S.F.	3	531 S.F.
LONDON PLANETREE	LARGE	40' – 1,257 S.F.	18	22,626 S.F.
MARSHALL SEEDLESS ASH	LARGE	40' – 1,257 S.F.	8	10,056 S.F.
DOUGLAS FIR	LARGE	30' – 707 S.F.	7	4,949 S.F.
EXISTING DOUGLAS FIR	LARGE	30' – (707 S.F. COUNTED TWICE) 1,414 S.F.	1	1,414 S.F.
MAGNIFICA HACKBERRY	LARGE	40' – 1,257 S.F.	13	16,341 S.F.
SCARLET OAK	LARGE	40' – 1,257 S.F.	4	5,028 S.F.
WESTERN RED CEDAR	SMALL	15' – 177 S.F.	19	3,363 S.F.
BOWHALL MAPLE	SMALL	15' – 177 S.F.	9	1,593 S.F.

TOTAL EXPECTED TREE CANONPY COVERAGE PROVIDED ±75,080 S.F.

TREE CANOPY REQUIRED: ±233,552 S.F. (NET SITE AREA) x 30% TREE CANOPY = ±70,066 S.F. AREA REQUIRED.

MAJOR MODIFICATION FINDINGS: Based on the applicant's Exhibit R and table below, the modified tree canopy exceed the minimum required. This standard is met.

Tree Canopy Calculations

Trees in Modified Project Area

Type of Tree	Quantity	Canopy Per Unit (sf)	Total Canopy		Size
HTD	3	±314	±942	sf	small
SO	8	±1,257	±10,056	sf	Large
VC	21	±177	±3,717	sf	Small
LP	21	±1,257	±26,397	sf	Large
MH	2	±1,257	±2,514	sf	Large
GVZ	2	±1,134	±2,268	sf	Large
		Total	±45,894	sf	

Tree quantities based on MMSP 18-08 Minor Modification Landscape Plans. See provided exhibits for additional information.

Total Tree Canopy Provided in MMSP 18-08 Minor Mod Plans	±184,786	sf	
Tree Canopy in Modified Project Area for LU 2022-012	±45,894	sf	
Unmodified Tree Canopy Area	±138,892	sf	
Total Tree Canopy Provided with LU 2022-012	±75,080	sf	
Total Tree Canopy After LU 2022-012 (Unmodified + New)	**±213,972**	**sf**	
Approximate Total Site Area (Full Parkway Village South Lots 1-5)	±682,585	sf	(±15.67 acres)

Required Tree Canopy (30% Site Area)	**±204,776 sf**
Parkway Village South will provide a total of ±213,972 sf of canopy exceeding the ±204,776 sf required.	

16.142.070 Trees on Property Subject to Certain Land Use Applications

G. Tree Protection During Development

The applicant shall prepare and submit a final Tree and Woodland Plan prior to issuance of any construction permits, illustrating how identified trees and woodlands will be retained, removed or protected as per the Notice of Decision. Such plan shall specify how trees and woodlands will be protected from damage or destruction by construction activities, including protective fencing, selective pruning and root treatments, excavation techniques, temporary drainage systems, and like methods. At a minimum, trees to be protected shall have the area within the drip line of the tree protected from grading, stockpiling, and all other construction related activity unless specifically reviewed and recommended by a certified arborist or other qualified professional. Any work within the dripline of the tree shall be supervised by the project arborist or other qualified professional onsite during construction.

Applicant's Response: As shown on the Preliminary Plans (Exhibit A), the tree planned for preservation is not near site disturbing activities. As shown on the Preliminary Landscape Plan, the existing tree is to remain located in a landscaped courtyard, over ±100 feet east of the rear parking area behind the hotel. Adequate tree protection will be provided onsite during construction. The criteria are met, as applicable.

ANALYSIS: Staff concurs with the applicant's response above.

FINDING: These standards are met based on the discussion above.

16.146. Noise

16.146.020 - Noise Sensitive Uses

When proposed commercial and industrial uses do not adjoin land exclusively in commercial or industrial zones, or when said uses adjoin special care, institutional, or parks and recreational facilities, or other uses that are, in the City's determination, sensitive to noise impacts, then:

A. The applicant shall submit to the City a noise level study prepared by a professional acoustical engineer. Said study shall define noise levels at the boundaries of the site in all directions.
B. The applicant shall show that the use will not exceed the noise standards contained in OAR 340-35-035, based on accepted noise modeling procedures and worst case assumptions when all noise sources on the site are operating simultaneously.
C. If the use exceeds applicable noise standards as per subsection B of this Section, then the applicant shall submit a noise mitigation program prepared by a professional acoustical engineer that shows how and when the use will come into compliance with said standards.

FINDING: The site adjoins land with commercial and industrial uses. Noise levels would be expected similar to the commercial area to the north and light industrial area to the east. Commercial and Light Industrial uses do not typically generate noise beyond that associated with traffic entering and leaving the site, along with other activities typical of what could be expected to occur in an urban area. The proposed use will be within required standards, and there will be no adverse impact. This standard is met.

16.148 Vibrations

16.148.010 - Vibrations

All otherwise permitted commercial, industrial, and institutional uses shall not cause discernible vibrations that exceed a peak of 0.002 gravity at the property line of the originating use, except for vibrations that last five (5) minutes or less per day, based on a certification by a professional engineer.

FINDING: The site does include commercial and industrial uses. Vibration levels would be expected similar to the commercial area to the north and light industrial area to the east. Elevated levels of vibration, beyond what is expected in an urban area, are not anticipated. The proposed use will be within the required standards and there will be no adverse impact. This standard is met.

16.150 Air Quality

16.150.010 – Air Quality

All otherwise permitted commercial, industrial, and institutional uses shall comply with applicable State air quality rules and statutes:

A. All such uses shall comply with standards for dust emissions as per OAR 340-21-060.
B. Incinerators, if otherwise permitted by Section 16.140.020, shall comply with the standards set forth in OAR 340-25-850 through 340-25-905.
C. Uses for which a State Air Contaminant Discharge Permit is required as per OAR 340-20-140 through 340-20-160 shall comply with the standards of OAR 340-220 through 340-20-276.

FINDING: Air quality impacts would be expected similar to the commercial area to the north and industrial area to the east. Levels of emissions, beyond what is expected in an urban area, are not

anticipated. The proposed uses will be within required standards and there will be no adverse impacts. This standard is met.

16.152 Odors
16.152.010 - Odors
All otherwise permitted commercial, industrial, and institutional uses shall incorporate the best practicable design and operating measures so that odors produced by the use are not discernible at any point beyond the boundaries of the development site.

FINDING: Odor impacts would be expected similar to the commercial area to the north and industrial area to the east. Odorous or unusual emissions, beyond what is expected in an urban area, are not anticipated. The proposed use will be within required standards and there will be no adverse impact. This standard is met.

16.154 Heat and Glare
16.154.010 – Heat and Glare
Except for exterior lighting, all otherwise permitted commercial, industrial, and institutional uses shall conduct any operations producing excessive heat or glare entirely within enclosed buildings. Exterior lighting shall be directed away from adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential uses.

FINDING: The site does include commercial and industrial uses. Residential uses are located across the SW Langer Farms Parkway right-of-way to the west. Per the applicant's narrative, exterior lighting is planned to be directed away from adjoining properties. This standard is met.

Chapter 16.156 Energy Conservation
16.156.020 Standards
A. Building Orientation - The maximum number of buildings feasible shall receive sunlight sufficient for using solar energy systems for space, water or industrial process heating or cooling. Buildings and vegetation shall be sited with respect to each other and the topography of the site so that unobstructed sunlight reaches the south wall of the greatest possible number of buildings between the hours of 9:00 AM and 3:00 PM, Pacific Standard Time on December 21st.
B. Wind - The cooling effects of prevailing summer breezes and shading vegetation shall be accounted for in site design. The extent solar access to adjacent sites is not impaired vegetation shall be used to moderate prevailing winter wind on the site.

Applicant's Response: The new buildings are oriented in a north-south direction, generally consistent with the orientation of the lot. The buildings are set back from the property boundaries and each other as needed, while still allowing truck and fire safety access circulation around the buildings. Therefore, the buildings are generally positioned to allow unobstructed sunlight access to their southern walls.

The site does not have a significant number of existing trees that may shade these future buildings or moderate winter winds. However, the Preliminary Landscape Plan shows that trees will be planted and, at maturity, will provide shade and a buffer to winter winds on the site. These criteria are met.

ANALYSIS: Staff concurs with the applicant's statement above.

FINDING: Based on the applicant's response, this criterion is met.

IV. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

After review of the applicable code standards and approval criteria, the applicant's submittal, agency comments, and public testimony, staff finds that the proposed modification does not fully comply with the standards but can be conditioned to comply. **Therefore, staff recommends approval of application LU 2022-012 SP, MM, CUP, LLA, Chestnut Inn and Parkway Village South Self-Storage, subject to the following conditions of approval:**

A. General Conditions

1. Compliance with the Conditions of Approval is the responsibility of the developer or its successor in interest.
2. This land use approval shall substantially comply with the submitted preliminary site plans and narrative dated May 20, 2022 and prepared by AKS Engineering and Forestry, except as indicated in the following conditions of the Notice of Decision. Additional development or change of use may require a new development application and approval.
3. The developer/owner/applicant is responsible for all costs associated with private/public facility improvements.
4. This approval is valid for a period of two (2) years from the date of the decision notice. Extensions may be granted by the City as afforded by the Sherwood Zoning and Community Development Code.
5. The continual operation of the property shall comply with the applicable requirements of the Sherwood Zoning and Community Development Code and Municipal Code.
6. This approval does not negate the need to obtain permits, as appropriate from other local, state or federal agencies even if not specifically required by this decision.
7. Prior to commencement of the design, the developer shall attend a predesign meeting with the Sherwood Engineering Department.
8. The development shall comply with the TVF&R Service Provider Letter dated March 30, 2022 and all applicable TVF&R standards.
9. Prior to Building Permit application submittal, the applicant shall obtain address(es) for the site or parcels.

B. Prior to Final Site Plan Approval:

1. Prior to Final Site Plan Approval, the hotel shall provide a minimum of 200 square feet of interior floor area for conference and/or meeting rooms, exclusive of dining, breakfast and lobby areas.
2. Prior to Final Site Plan Approval, the Amended and Restated Declaration of Easements and Restrictions for Parkway Village South, shall be amended to include Lot 1.
3. Prior to Final Site Plan Approval, submit a revised construction and landscape plans showing the individual landscape islands meeting the requirements of Section 16.92.030.B.5.

4. Prior to Final Site Plan approval, submit a final landscape plan that addresses the installation and maintenance standards of Section 16.92.040 to the Planning Department for review and approval.

5. Prior to Final Site Plan Approval, a revised Site Plan shall be submitted showing wheel stops in parking areas adjacent to sidewalks and landscaped areas.

6. Prior to Final Site Plan Approval, submit a revised Site Plan showing seven (7) bicycle parking spaces and how these spaces meet location and design standard of Section 16.94.020.C.

7. Prior to Final Site Plan Approval, submit a revised photometric plan demonstrating compliance with the bicycle parking lighting requirement of Section 16.94.020.C.

8. Prior to Final Site Plan approval, provide two solid waste and recycling storage receptacles meeting Pride Disposal requirement.

C. Prior to Issuance of a Grading Permit:

1. Prior to issuance of a grading permit, the developer shall obtain a DEQ NPDES 1200-C permit.

D. Prior to Engineering Approval of the Public Improvement Plans:

1. Prior to Approval of the Engineering Public Improvement Plans, the developer shall design for the eastern driveway to be for building loading/unloading access or emergency only, unless a Design Modification Request is approved by the City Engineer.
2. Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide sanitary sewer service to each lot meeting the approval of the Sherwood Engineering Department.
3. Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide a grease interceptor on the sanitary sewer service serving the proposed hotel meeting the approval of the Sherwood Engineering Department
4. Prior to Approval of the Public Improvement Plans, the proposed development shall design to bring fire water and domestic water to each lot meeting the approval of the Sherwood Engineering Department.
5. Prior to Approval of the Public Improvement Plans, the proposed development shall design for backflow prevention on all domestic water and fire water services meeting the approval of the Sherwood Engineering Department.
6. Prior to Approval of the Public Improvement Plans, the proposed development shall verify that the existing regional water quality facilities has capacity to provide water quality treatment for the subject development. If not, then the subject development will need to provide additional water quality treatment such that all impervious area on the subject property has water quality treatment meeting the approval of the Sherwood Engineering Department.
7. Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide hydro-modification in compliance with Clean Water Services' standards unless otherwise approved for a payment-in-lieu by the City of Sherwood and CWS.
8. Prior to Approval of the Engineering Public Improvement Plans, a Storm Water Connection Permit Authorization shall be obtained from Clean Water Services.

9. Prior to Approval of the Engineering Public Improvement Plans, an Engineering Compliance Agreement shall be executed with the City of Sherwood.
10. Prior to Approval of the Engineering Public Improvement Plans, a City of Sherwood grading and erosion control permit shall be obtained.

E. Prior to Issuance of Building Permits:

1. Prior to Issuance of any Building Permits, the applicant shall obtain Final Site Plan approval.
2. Prior to Issuance of a Building Permit, the applicant shall submit construction documents that provide additional information on the proposed plantings and maintenance of the plants to ensure that the landscaping will be appropriately maintained. The construction plans shall include specifications for the adequate preparation of the soils and show a fully automatic underground irrigation system.
3. Prior to Issuance of any Building Permit, the property line adjustment shall be recorded with the County within one year of the notice of decision unless an extension has been requested and granted.
4. Prior to Issuance of Building or Plumbing Permit, an Engineering Compliance Agreement shall be obtained from the City of Sherwood Engineering Department.

F. Prior to Issuance of a Plumbing Permit:

1. Prior to Issuance of a Plumbing Permit, the proposed development shall design the private sanitary sewer to be in compliance with the current Oregon Plumbing Specialty Code.
2. Prior to Issuance of a Plumbing Permit, water flows calculations (domestic, irrigation and fire) shall be provided by the developer.
3. Prior to Issuance of a Plumbing Permit, the proposed development shall design for private water lines to be in compliance with the current Oregon Plumbing Specialty Code.
4. Prior to Issuance of a Plumbing Permit, the proposed development shall design for private storm water runoff within the subject property to be collected and conveyed in accordance with the current Oregon Plumbing Specialty Code.
5. Prior to Issuance of Building or Plumbing Permit, an Engineering Compliance Agreement shall be obtained from the City of Sherwood Engineering Department.

G. Prior to Acceptance of Public Improvements:

1. Prior to Acceptance of Public Improvements, any public water facilities to be located on private property shall have a recorded public water line easement encompassing the related public water improvements meeting Sherwood Engineering standards
2. Prior to Acceptance of Public Improvements, private water quality and/or hydro-modification facilities shall have a recorded Private Stormwater Facility Access and Maintenance Covenant. An Operation and Maintenance Plan for all private hydro-modification facilities is also required to be submitted to the Sherwood Engineering Department.

H. Prior to Receiving Occupancy

1. Prior to Final Occupancy, all site improvements, including but not limited to landscaping, parking and site lighting shall be installed per the approved final site plan and inspected and approved by the Planning Department.

2. Prior to Final Occupancy, the solid waste and recycling storage receptacle must be constructed for each building meeting Pride Disposal standard.

3. Prior to Final Occupancy, sign permits shall be obtained.

V. EXHIBITS

A. Applicant Submittal

- Sub Exhibit A Preliminary Plans
- Sub Exhibit B Land Use Application Forms & Checklists
- Sub Exhibit C Preliminary Title Report
- Sub Exhibit D Preliminary Architectural Materials
- Sub Exhibit E CWS Service Provider Letter
- Sub Exhibit F Neighborhood Meeting Documentation
- Sub Exhibit G Public Notice Information
- Sub Exhibit H Amended and Restated Development Agreement (2010)
- Sub Exhibit I Pre-Application Conference Documentation
- Sub Exhibit J Washington County Assessor's Map
- Sub Exhibit K Preliminary Stormwater Report
- Sub Exhibit L Transportation Documentation
- Sub Exhibit M Tualatin Valley Fire & Rescue Service Provider Letter
- Sub Exhibit N Vesting Determination Documentation
- Sub Exhibit O 1995 PUD Design Guidelines
- Sub Exhibit P Tree Removal Plan from As-Built Plans
- Sub Exhibit Q Legal Descriptions and Reduced Copy of Property Line Adjustment Plan
- Sub Exhibit R Parkway Village South Modification Explanation

B. Agency Comments

- Exhibit B1 – City of Sherwood Engineering Comments
- Exhibit B2 – Clean Water Services Memorandum
- Exhibit B3 – Washington County Land Use & Transportation

C. Public Testimony

- Exhibit C1 – Susan Claus
- Exhibit C2 – Jim Claus
- Exhibit C3 – Susan Claus
- Exhibit C4 – Jim Claus
- Exhibit C5 – Jim Claus
- Exhibit C6 – Seth King (applicant representative)
- Exhibit C7 – Seth King (applicant representative)
- Exhibit C8 – Susan Claus
- Exhibit C9 – Jim Claus
- Exhibit C10 – Susan Claus
- Exhibit C11 – Susan Claus
- Exhibit C12 – Jim Claus

May 20, 2022

Eric Rutledge, Associate Planner
Planning Department
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

RE: Completeness Response – LU 2022-012 Chestnut Inn and Parkway Village South Self-Storage

Dear Eric,

Thank you for reviewing the Site Plan Review application for a new hotel and self-storage building on Lots 1 and 2 of Parkway Village South subdivision. This letter and accompanying information respond to your request for additional information that we received in the letter dated May 4, 2022 (attached). The list of additional information requested is shown below in italics, with the Applicant's response directly below.

Required Information

1. *All lots within Parkway Village South are impacted by the proposal. Lots 1, 2, 3, and 5 are included in the Property Line Adjustment application and Lot 4 is impacted by the proposed Modification to Lot 2. List all properties in the Parkway Village South plat on the application form and provide the deed and a current title report for each property.*

Response: Please see the updated application form (Exhibit B) and current title report (Exhibit C) for each property. All of the requested information has been provided.

2. *The owner listed on the deed / title report should be listed as the owner on the application form. The owner of Lot 3 is different than the owner of the remaining lots.*

Response: Please see the updated application form (Exhibit B). All of the requested information has been provided.

3. *Provide a copy of the recorded CC&Rs demonstrating shared use and rights to common areas of Parkway Village South. The development code standards including parking, vehicle access, landscaping, and tree canopy were met under a shared approach in the 2017 Site Plan approval and 2018 Minor Modification approval.*

Response: Please see the current title reports (Exhibit C), including a copy of the recorded covenants, conditions, and restrictions (CC&Rs). This document provides for shared use of common areas, parking, etc. All of the requested information has been provided.

4. *Provide a copy of the shared access easements for vehicle access in Parkway Village South per Condition of Approval B3 of SP 17-01. If legal shared access has not been established, reciprocal access easements will be required as a Condition of Approval.*

Response: Please see the recorded CC&Rs (Exhibit C), which include reciprocal access easements for Lots 1 through 5. Additional documentation should not be necessary but can be provided if required as a condition of approval. All of the requested information has been provided.

5. *The eastern driveway does not meet access spacing standards for a collector status road. The narrative is required to address the Transportation Facilities Modifications criteria in SZCDC § 16.106.020(E). A response to the criteria does not guarantee approval.*

Response: As discussed in the City of Sherwood (City) Staff and Engineering Department Completeness Review comments, the existing eastern driveway approach does not meet access spacing standards. The Applicant does not elect to proceed with a transportation design modification to retain the existing full movement access. As shown on the updated Preliminary Plans (Exhibit A), the eastern driveway access has been converted to an emergency vehicle only access, which is planned to be gated to prohibit public access. Please disregard the "Site Access" portion of the *Trip Generation Estimates for Parkway Village South (Hotel and Self-Storage Facility)* technical memorandum prepared by Kittelson & Associates, Inc. All of the requested information has been provided.

6. *Revise the plans to show the intersection spacing for all driveways on Century Dr. on both sides of the street within 150 ft. of the property line.*

Response: Please see the updated Preliminary Dimensioned Civil Site Plan (Exhibit A), updated to show the intersection spacing for driveways on the north side of Century Drive. All of the requested information has been provided.

7. *Provide a summary of the neighborhood meeting including questions from the public and applicant responses. If no questions were raised, the meeting summary can state a presentation was made by the applicant, but no questions were raised by the public.*

Response: The Neighborhood Meeting Documentation, included in Exhibit F of the initial application submittal, contains a summary of the neighborhood meeting held on March 21, 2022. As described in the summary, a presentation was made by the Applicant and one member of the public attended the meeting. Please see the updated Neighborhood Meeting Summary (Exhibit F), updated to state "no questions were received from the public." All of the requested information has been provided.

8. *Provide the full proposed square footage of the hotel.*

Response: The hotel is planned to include a ground floor footprint of ±27,800 square feet. Each story above the ground floor is anticipated to include ±25,400 square feet. However, the total square footage of the hotel may range from ±78,600 (three stories) to ±104,000 square feet (four stories), depending on future floor configurations and associated room arrangements. Regardless of square footage, the hotel is envisioned to include 100 rooms. All of the requested information has been provided.

Advisory Comments

1. *As part of the 2017 Site Plan and 2018 Minor Modification approvals, a shared approach for parking, landscaping, etc. was taken to show compliance with the development code standards. The proposed modification to Lot 2 will impact compliance with development code standards for Lots 3, 4 and 5. The application is required to demonstrate how all lots in Parkway Village South continue to meet development code standards with parking, landscaping, etc. being removed and modified on Lot 2. A shared approach can be taken to the entire development, or certain lots can be grouped together to show compliance separately. The CC&Rs recorded against the property*

will also need to be updated to reflect the findings and shared approach to common improvements in any land use approval.

Response: The above comment is understood. Please see the Parkway Village South Modification Explanation (Exhibit R), containing calculations and associated parking and landscaping modification exhibits. As demonstrated in Exhibit R, the entire site exceeds the required amount of tree canopy, parking landscape area, and large trees. Additionally, the overall landscape area (defined as "other site landscaping") also increases from the Minor Modification approval (City File No. MSSP 18-08), showing 21 percent of the total Parkway Village South site area is intended to be landscaped. Further, the Parking Landscape Area Calculation sheet (Exhibit R) and approved Minor Modification plans illustrate the changes made to parking stalls with this application. As noted, 41 stalls are modified from the previous Minor Modification on Lot 2, and 118 parking stalls are provided on Lots 1 and 2 with the current Major Modification. A shared approach to parking will continue to be implemented to meet the requirements of the Sherwood Municipal Code (Code), Chapter 16.94, as further discussed below. All of the requested information has been provided.

2. *Staff does not concur that no parking is required for 690 self-storage units. Additional evidence / examples of other storage facilities without parking could support the argument. In addition, no parking is proposed for the office space associated with the storage units. Parking should be provided for the office space.*

Response: As discussed in the application narrative, parking requirements for self-storage/mini-warehousing are not provided in the Code. As such, the Planning Commission (Review Authority) may determine alternate off-street parking and loading requirements for a use not specifically listed in this section.

The Preliminary Dimensioned Civil Site Plan (Exhibit A) illustrates 118 parking spaces are planned on Lots 1 and 2, described in Table 1, below.

Table 1: Parking Summary

Land Use	Parking Standard (stalls)	Parking Required (stalls)	Parking Provided (stalls)
Hotel (±100 rooms)	1 per room	±100	100
Self-Storage (±690 units)	Not identified in Code	±7	0[1]
Flexible Tenant Areas/Industrial Support Services (±10,200 square feet)	1.6 per 1,000 square feet	±16	16
Building lease office (±960 square feet)	1.6 per 1,000 square feet	±1.5	2
	Total Parking Stalls	±125	118

[1] 1,500 square feet loading/unloading space amounting to four oversized stalls is provided near the front of the industrial facility.

According to the calculations and analysis below, seven additional stalls may be required to be provided for the self-storage units. Pursuant to the Sherwood Municipal Code, Chapter 16.94 – Off-Street Parking and Loading, below, shared parking is allowed provided satisfactory evidence is provided to the City. The following responses demonstrate compliance with the applicable criteria.

SHERWOOD MUNICIPAL CODE

Title 16 – Zoning and Community Development Code

Division II. – LAND USE AND DEVELOPMENT

Chapter 16.94 – OFF-STREET PARKING AND LOADING

16.94.010 – General Requirements

…

C. Options for Reducing the Required Parking Spaces

1. Two (2) or more uses or, structures on multiple parcels of land may utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap, provided that satisfactory evidence is presented to the City, in the form of deeds, leases, or contracts, clearly establishing the joint use.

a. Within commercial, institutional and public, or industrial zones, shared parking may be provided on lots that are within five hundred (500) feet of the property line of the use to be served.

b. Shared parking is allowed if the application can show that the combined peak use is available by a parking study that demonstrates:

(1) There is a sufficient number of parking spaces to accommodate the requirements of the individual businesses; or

(2) That the peak hours of operation of such establishments do not overlap, and

(3) That an exclusive permanent easement over a delineated area has been granted for parking space use.

Response: This application includes two adjacent properties (within 500 feet of each other), zoned Light Industrial Planned Unit Development, and involves shared parking between two uses whose peak hours of operation do not substantially overlap. The following information serves as satisfactory evidence to demonstrate that shared parking is feasible on the property.

The storage facility serves as a space to store goods and materials. Patrons may pull their vehicle up to individual ground floor units/garage doors along the perimeter of the facility to access their storage materials for loading. Based on the nature of the enclosed self-storage building, patrons leasing a unit on an upper story will need to briefly leave their vehicle to enter the building. As shown on the Preliminary Plans (Exhibit A), a ±1,500-square-foot loading area is provided central to the rear of the facility, with oversized spaces to accommodate moving trucks, trailers, pickups, etc. This amounts to double the loading area required for an industrial building over 50,000 square feet (i.e. 750 square feet of loading area is required).

As discussed in the Transportation Documentation (Exhibit L) prepared by Kittelson & Associates, Inc., the ±690-unit self-storage facility is associated with 126 average daily trips. According to the Institute of Transportation Engineers' (ITE's) *Trip Generation Manual* (11th Edition), the ±690 units are expected to generate 13 weekday peak hour trips—where 6 trips are projected to be patrons entering the site and 7 trips are anticipated to be patrons exiting the site. This data indicates that the parking demand will be under 7 spaces during the peak hour of each day, with even lower demand during the other hours of operation.

In addition to generating a small number of trips, trips to self-storage facilities also tend to be short in duration. Users will briefly stop at the facility to pick up or drop off items then leave; even initial move-ins and move-outs are limited in duration due to individual unit size. This is in contrast to other commercial and industrial uses (e.g. retail shopping, restaurant dining, medical establishments) where trips from employees and patrons are commonly longer. As such, the covered ±1,500-square-foot loading area, will allow approximately four vehicles (at a time) to park and spend a few minutes loading/unloading near the main entrance of the facility.

Additionally, the flex-use facility is planned to accommodate a small leasing office and four tenant spaces, defined as professional support service areas. The office is ±960 square feet; the four flexible tenant spaces provide ±2,550 square feet of area each, totaling ±10,200 square feet. According to Table 1, above, industrial land uses require 1.6 vehicle parking spaces per 1,000 square feet of gross leasable area. Based on the total flexible tenant area (±10,200 square feet) and leasing office (±960 square feet), ±18 vehicle spaces are provided. There are 521 parking stalls provided to the entire Parkway

Village South site; It is reasonably assumed that the additional parking needs for the self-storage units described above (i.e. seven stalls) will be met by utilizing parking stalls nearest the building.

Thank you for your review of the updated materials for the Site Plan Review involving the Major Modification on Lots 1 and 2 of Parkway Village South. With this information, we believe the application is now complete. Due to project time constraints, we respectfully request, per Oregon Revised Statute (ORS) 227.178(2)(a), below, that the subject application be deemed complete with this resubmittal so that the land use review process may proceed.

If you have any questions, please contact me at (503) 563-6151. We appreciate your assistance in reviewing our application.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC

Marie Holladay, Land Use Planner
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151 | holladaym@aks-eng.com

Attachments: Updated Complete LU 2022-012 Land Use Application (seven copies)

- Updated Exhibit A – Preliminary Plans
  - Preliminary Dimensioned Civil Site Plan (with requested information)
- Updated Exhibit B – Land Use Application Forms & Checklists
  - Updated Application Forms
  - Secretary of State Documentation
- Updated Exhibit C – Preliminary Title Report
  - Additional Preliminary Title Reports (dated May 4, 2022)
  - Recorded CC&Rs (Document No. 2019-039827)
- Updated Exhibit F – Neighborhood Meeting Documentation
  - Updated Neighborhood Meeting Summary
- New Exhibit R – Parkway Village South Modification Explanation
  - Modification Calculations
  - Parkway Village South Subdivision and Site Plan Review Minor Modification Landscape Plans (City File No. MMSP 18-08)
  - Preliminary Landscape Plan (City File No. LU 2022-012)

Parkway Village South (Lots 1 and 2) Site Plan Review, Major Modification, Conditional Use Permit, and Lot Line Adjustment Applications

Date:	**UPDATED May 2022**
Submitted to:	City of Sherwood Planning Department 22560 SW Pine Street Sherwood, OR 97140
Applicant:	Langer Family, LLC 28185 SW Heater Road Sherwood, OR 97140
AKS Job Number:	5656-02

AKS ENGINEERING & FORESTRY
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

Table of Contents

I. Executive Summary....3
Application Description....3
II. Background Information....4
Background....4
Development Agreement....4
Setting....5
III. Applicable Review Criteria....5
SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE....5
Title 16 – Zoning and Community Development Code....5
Division II. - LAND USE AND DEVELOPMENT....5
Chapter 16.31 - INDUSTRIAL LAND USE DISTRICTS....5
Chapter 16.40 – PLANNED UNIT DEVELOPMENT....9
2010 Amended and Restated Development Agreement....9
1995 PUD Design Guidelines....10
Chapter 16.58 - VISION CLEARANCE AND FENCE STANDARDS....12
Division III. - ADMINISTRATIVE PROCEDURES....15
Chapter 16.70 - GENERAL PROVISIONS....15
Chapter 16.72 - PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS....18
Chapter 16.82 - CONDITIONAL USE*....20
City of Sherwood 2040 Comprehensive Plan....22
Thriving and Diversified Economy....22
Division V. - COMMUNITY DESIGN....26
Chapter 16.90 - SITE PLANNING*....26
Chapter 16.92 - LANDSCAPING....34
Chapter 16.94 - OFF-STREET PARKING AND LOADING....42
Chapter 16.96 - ON-SITE CIRCULATION....52
Chapter 16.98 - ON-SITE STORAGE....55
Division VI. - PUBLIC INFRASTRUCTURE....55
Chapter 16.106 - TRANSPORTATION FACILITIES....55
Chapter 16.108 - IMPROVEMENT PLAN REVIEW....64
Chapter 16.110 - SANITARY SEWERS....64
Chapter 16.112 - WATER SUPPLY*....65
Chapter 16.114 - STORM WATER*....66
Chapter 16.116 - FIRE PROTECTION*....67
Chapter 16.118 - PUBLIC AND PRIVATE UTILITIES....69
Division VII. - LAND DIVISIONS, SUBDIVISIONS, PARTITIONS, LOT LINE ADJUSTMENTS AND MODIFICATIONS....70
Chapter 16.124 - PROPERTY LINE ADJUSTMENTS AND LOT CONSOLIDATIONS....70
Division VIII. - ENVIRONMENTAL RESOURCES....71
Chapter 16.142 - PARKS, TREES AND OPEN SPACES....71
Chapter 16.146 - NOISE....82
Chapter 16.148 - VIBRATIONS....83

Chapter 16.150 - AIR QUALITY 84
Chapter 16.152 - ODORS 84
Chapter 16.154 - HEAT AND GLARE 85
Chapter 16.156 - ENERGY CONSERVATION 85
IV. Conclusion 86

Exhibits

Exhibit A [UPDATED]: Preliminary Plans
Exhibit B [UPDATED]: City of Sherwood Land Use Application Forms & Checklists
Exhibit C [UPDATED]: Preliminary Title Report
Exhibit D: Preliminary Architectural Materials
Exhibit E: CWS Service Provider Letter
Exhibit F [UPDATED]: Neighborhood Meeting Documentation
Exhibit G: Public Notice Information
Exhibit H: Amended and Restated Development Agreement (2010)
Exhibit I: Pre-Application Conference Documentation
Exhibit J: Washington County Assessor's Map
Exhibit K: Preliminary Stormwater Report
Exhibit L: Transportation Documentation
Exhibit M: Tualatin Valley Fire & Rescue Service Provider Letter
Exhibit N: Vesting Determination Documentation
Exhibit O: 1995 PUD Design Guidelines
Exhibit P: Tree Removal Plan from As-Built Plans
Exhibit Q: Legal Descriptions and Reduced Copy of Property Line Adjustment Plan
Exhibit R [NEW]: Parkway Village South Modification Explanation

Parkway Village South (Lots 1 and 2)
Consolidated Site Plan Review Application

Submitted to:

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

Applicant:

Langer Family, LLC
28185 SW Heater Road
Sherwood, OR 97140

Property Owners:

Langer Parkway South, LLC
28185 SW Heater Road
Sherwood, OR 97140

Langer Entertainment, LLC (Tax Lot 1300)
28185 SW Heater Road
Sherwood, OR 97140

Applicant's Consultant:

AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Contact: Chris Goodell, AICP, LEED AP®
Email: chrisg@aks-eng.com
Phone: (503) 563-6151

Applicant's Architect:

Schmidt Architects, PC
16101 SW 72nd Avenue
Portland, OR 97224

Contact: Frank Schmidt
Email: frank@schmidtarchitectspc.com
Phone: (503) 220-8517

Applicant's Transportation Engineer:

Kittelson & Associates, Inc.
851 SW 6th Avenue, Suite 600
Portland, OR 97204

Contact: Chris Brehmer, PE; Julia Kuhn, PE
Email: cbhremer@kittelson.com; jkuhn@kittelson.com
Phone: (503) 228-5230

Applicant's Legal Counsel:	Perkins Coie, LLP 1120 NW Couch Street, 10th Floor Portland, OR 97209 Contact: Seth J. King Email: sking@perkinscoie.com Phone: (503) 727-2024
Site Location:	Southeast of the intersection of SW Langer Farms Parkway and SW Century Drive
Washington County Assessor's Map 2S129DC:	Tax Lots 1100, 1200, 1300, 1400, and 1500
Site Size:	**Existing Area:** / **Adusted Area:** Tax Lot 1100: ±3.61 acres; Tax Lot 1100: ±2.60 acres; Tax Lot 1200: ±1.24 acres; Tax Lot 1200: ±2.69 acres; Tax Lot 1300: ± 7.48 acres; Tax Lot 1300: ±7.16 acres; Tax Lot 1400: ±2.50 acres; Tax Lot 1400: ±2.50 acres; Tax Lot 1500: ± 0.84 acres; Tax Lot 1500: ±0.72 acres;
City Zoning:	Light Industrial Planned Unit Development (LI-PUD)

I. Executive Summary

Langer Family, LLC (Applicant) is pleased to submit this application to the City of Sherwood for a hotel and storage facility on Lots 1 and 2 of Parkway Village South subdivision (recorded as Document No. 2019-034798). The Parkway Village South campus is zoned Light-Industrial Planned Unit Development (LI-PUD) and currently contains existing improvements (on Lots 3, 4, and 5) that were reviewed and approved through City of Sherwood File Nos. SP 17-01/SUB 17-03. Existing site improvements include paved circulation and parking areas, site lighting and landscaping, trash enclosures, public infrastructure extensions (franchise utilities, sewer, water, etc.), and the Langer's Entertainment Center building. This application involves two properties located in the northeast portion of Parkway Village South, southeast of the intersection of SW Century Drive and SW Langer Farms Parkway (Tax Lots 1100 and 1200 of Washington County Assessor's Map 2S 1 29DC). The property is accessed by two existing driveways on the south side of SW Century Drive; both access points are planned to remain. The project site totals ±4.85 acres and planned project features include:

- ±100-room hotel
- Mixed-use storage facility including ±690 self-storage units and four flexible tenant units
- Paved parking, circulation, and directional signage
- Specified loading areas and accessible/carpool parking stalls
- On-site landscaping, fencing, open space areas, and courtyard
- Trash enclosure, site lighting, fire hydrant, etc.
- Outdoor amenities (e.g. pavilions, hot tub, swimming pool, etc.)
- Extension of public services (e.g. potable water, sanitary sewer, stormwater management, franchise utilities, etc.)
- Stormwater management infrastructure
- Skybridge connecting the hotel to Langer's Entertainment Center (future phase)

Although Lots 1 and 2 are the focus of this consolidated land use application, the Parkway Village South Overall Site Plan (Exhibit A) and artistic architectural renderings (included in Exhibit D), portray the associated and envisioned improvements for the entire campus. The Preliminary Architectural Materials (Exhibit D), illustrate a vibrant pedestrian-oriented environment, characterized with established businesses, restaurants, inviting spaces, and convenient parking and access for patrons. The Transportation Documentation (Exhibit L) demonstrates this application will result in lower traffic volumes, specifically fewer daily trips, than previously assumed/approved for the campus. Completion of this project will bring life to an existing urban property that is uniquely vacant in comparison to the surrounding area.

Application Description

As discussed in further detail in the application materials, this submittal involves the following application elements intended to facilitate successful development of the subject site:

- **Lot Line Adjustment** – to reconfigure the common boundary between the hotel and storage facility (between Lot 1 and Lot 2 of Parkway Village South subdivision plat), and center the common boundary along the shared driveway aisle (between Lot 1, Lot 2, Lot 3, and Lot 5)
- **Site Plan Review** – to initiate the envisioned site plan on Lot 1 (currently vacant; not associated with an existing land use approval)

- **Major Modification to Approved Site Plan** – to implement a change of use on Lot 2 from an approved daycare facility to a hotel and modify the approved building size in an amount greater than 10 percent
- **Conditional Use Permit** – to allow a hospitality land use (site a hotel) on Lot 2, within the Light Industrial base zoning district

This written narrative, together with the preliminary plans and other documentation included in the application materials, establishes that the application complies with all applicable approval criteria of the Sherwood Zoning and Community Development Code (SZCDC). This documentation provides the basis for the City to approve the application.

II. Background Information

Background

Parkway Village South has been involved in previous land use actions over the years. The PUD designation was assigned as part of the Langer Family PUD application (PUD 95-01) approved (without a preliminary plat) by the City of Sherwood on April 26, 1995. The Langer Family PUD is hereafter referred to as the "PUD." The subject property was included as Phase 6 of the PUD.

In January 2008, the City approved an application (PUD 07-01) covering the land uses that are permitted within the PUD. The 2008 City decision is memorialized in a development agreement—the Amended and Restated Development Agreement dated 2010 (included as Exhibit H). Consistent with the PUD (95-01) (e.g. originally approved without a preliminary plat), the 'Langer Farms' Subdivision (SUB 12-02) was approved, and the plat recorded in March 2013 (Document No. 2013025409). In June 2017, Partition Plat 2017-019 (a replat of Lot 4 of 'Langer Farms') was recorded, resulting in two parcels. Thereafter in December 2017, the Parkway Village South Site Plan and Subdivision (SP 17-01/SUB 17-03) were approved. In March 2019, the Parkway Village South Subdivision (a replat of Parcel 2 of Partition Plat 2017-019) was recorded, resulting in five lots. The property is currently configured as Lots 1 and 2 of Parkway Village South subdivision plat (Document No. 2019-034798).

Following the approvals above, a Minor Modification to the Parkway Village South Site Plan (SP 17-01/SUB 17-03) was submitted to modify two of the approved commercial areas. The Minor Modification (MMSP 18-08) was approved by the City of Sherwood on April 1, 2019; MMSP 18-08 is the most recent casefile on the subject property and includes transportation documentation relevant to this application.

Development Agreement

Oregon Revised Statute (ORS) 92.040(2) states that after September 9, 1995, when a local government approves a subdivision application inside an urban growth boundary (UGB), only those local government laws implemented under an acknowledged plan and in effect at the time of the subdivision application apply to subsequent construction on the property, unless the Applicant elects otherwise. This vesting remains in place for 10 years after approval of the subdivision, pursuant to ORS 92.040(3).

A request for vesting determination of SP 17-01 was submitted to the City of Sherwood in October 2021. The Vesting Determination Documentation, including the City's response, are included as Exhibit N. At the pre-application conference, staff discussed the operating self-storage facility is no longer a permitted use in the LI zoning district under current development code; however, the use was permitted on the site in 2012 when the subject property was created by the Langer Farms subdivision plat. Self-storage is

therefore a permitted use on the site until August 28, 2022 (i.e. 10 years), pursuant to ORS 92.040. For further information, please see the pre-application conference documentation included as Exhibit I.

Setting
The site is located north of SW Oregon Street and east of SW Langer Farms Parkway, on the south side of SW Century Drive. As stated above, the property is zoned Light-Industrial Planned Unit Development (LI-PUD) and surrounded by similar land uses, including:

Table 1: Description of Surrounding Area

Area	Jurisdiction	Zoning	Acreage	Land Uses
North	City of Sherwood	Agricultural F	±14 acres	Industrial/commercial retail (i.e. Walmart Supercenter)
South	City of Sherwood	Light Industrial Planned Unit Development (LI-PUD)	±4.20 acres	Regional stormwater facility, drainage channel, and vegetated corridor
East	City of Sherwood	Light Industrial (LI)	±37.5 acres	Industrial campus (i.e. warehouses/facilities, etc.)
West	City of Sherwood	Light Industrial Planned Unit Development (LI-PUD)	±7.5 acres	Industrial/commercial retail (i.e. Parkway Village South, Langer's Entertainment Center, etc.)

III. Applicable Review Criteria

SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE

Title 16 – Zoning and Community Development Code

Division II. – LAND USE AND DEVELOPMENT

Chapter 16.31 - INDUSTRIAL LAND USE DISTRICTS

16.31.010 - Purpose

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

Response: The site is within the LI-PUD zoning district. Therefore, this section is applicable.

16.31.020 - Uses

A. The table below identifies the land uses that are permitted outright (P), permitted conditionally (C) and not permitted (N) in the industrial zoning districts. The specific land use categories are described and defined in Chapter 16.88.

B. Uses listed in other sections of this Code, but not within this specific table are prohibited.

C. Any use not otherwise listed that can be shown to be consistent or associated with the uses permitted outright or conditionally in the

industrial zones or contribute to the achievement of the objectives of the industrial zones may be permitted outright or conditionally, utilizing the provisions of Chapter 16.88.

D. Additional limitations for specific uses are identified in the footnotes of this table.

Uses	LI
INDUSTRIAL	
Mini-warehousing or self-storage	N
COMMERCIAL	
Hospitality and Lodging	
Hotel/Motel	CU[12]
Office and Professional Support Services	
Business and professional offices[3]	P

[3] Limited in size to five thousand (5,000) square feet in a single outlet and no more than twenty thousand (20,000) square feet in multiple outlets in the same development project.
[12] See special standard criteria for hospitality and lodging uses within the Light Industrial Land Use District SZCDC 16.31.040.

Response: This application involves review of a self-storage facility with flexible tenant spaces and a hotel. As discussed in the background information above, the land uses that are permitted on site are memorialized in the Amended and Restated Development Agreement dated 2010 (included as Exhibit H) and the Vesting Determination Documentation (Exhibit N). Self-storage is not permitted in the LI zone under the current development code; however, "mini-warehousing" was a permitted use on the site when the parent property was created by subdivision (SUB 12-02). Establishing "mini-warehousing" or "self-storage" is therefore a permitted use until August 28, 2022, pursuant to ORS 92.040. For further details, please see the Pre-Application Conference Documentation (Exhibit I).

Additionally, the flexible tenant spaces within the self-storage facility are planned to contain ±2,500 square feet of area for private or business tenants. These spaces are generally permitted in the LI zone as 'professional support services,' shown in the table above. The tenant spaces do not exceed the limits on business and professional offices noted in the table above: 5,000 square feet in a single outlet or 20,000 square feet of the total building size.

Finally, a hotel is a conditional use within the LI zoning district, subject to special criteria of Sherwood Zoning and Community Development Code (SZCDC) 16.31.040. Please see the responses to SZCDC 16.31.040 within this document. As such, the envisioned uses are permitted conditionally or outright, as shown above. The criteria above are met.

16.31.030 - Development Standards

A. Generally

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

minimum Code dimensions, area, setbacks or other requirements, except as permitted by Chapter 16.84 (Variances and Adjustments).

Response: As discussed in this written document and shown on the Preliminary Plans (Exhibit A), the application demonstrates consistency with the applicable requirements of the SZCDC. Further, the Preliminary Property Line Adjustment Plan (Exhibit A), illustrates that the lot dimensions meet the standards of the LI-PUD zoning district. This application does not involve variances or adjustments.

B. Development Standards

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

Development Standards by Zone	LI
Lot area – industrial uses:	10,000 SF
Lot area – commercial uses (subject to Section 16.31.050)	10,000 SF
Lot width at front property line:	100 feet
Lot width at building line:	100 feet
Front yard setback [11]	20 feet
Side yard setback [10]	None
Rear yard setback [11]	None
Corner lot street side [11]	20 feet
Height [11]	50 feet

[10] When a yard is abutting a residential zone or public park, there shall be a minimum setback of forty (40) feet provided for properties zoned Employment Industrial and Light Industrial zones, and a minimum setback of fifty (50) feet provided for properties zoned General Industrial.

[11] Structures located within one hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

Response: As shown on the Preliminary Property Line Adjustment Plan (Exhibit A), this application involves a lot line adjustment between Tax Lots 1100, 1200, 1300, and 1500 of Washington County Assessor's Map 2S129DC. The general purpose is to reconfigure the common boundary between the hotel and storage facility (between Lot 1 and Lot 2 of Parkway Village South subdivision plat), and center the common boundary (between Lot 1, Lot 2, Lot 3, and Lot 5) along the shared drive aisle. After the lot line adjustment, the reconfigured properties will be at least 10,000 square feet with widths greater than 100 feet.

Further illustrated in Exhibit A, the planned self-storage building is set back greater than 20 feet along the front lot line of SW Century Drive. The planned hotel is set back greater than 20 feet along the front lot line (parallel to the common drive aisle). As shown, the planned buildings comply with the applicable setbacks above. Additionally, the project site is not located within 100 feet of a residential zoning district. As such, according to footnote 11 (above) the height limitations of residential zoning districts are not applicable. The Preliminary Architectural Materials (Exhibit D) show the heights of the planned buildings do not exceed 50 feet. Therefore, the standards above are met.

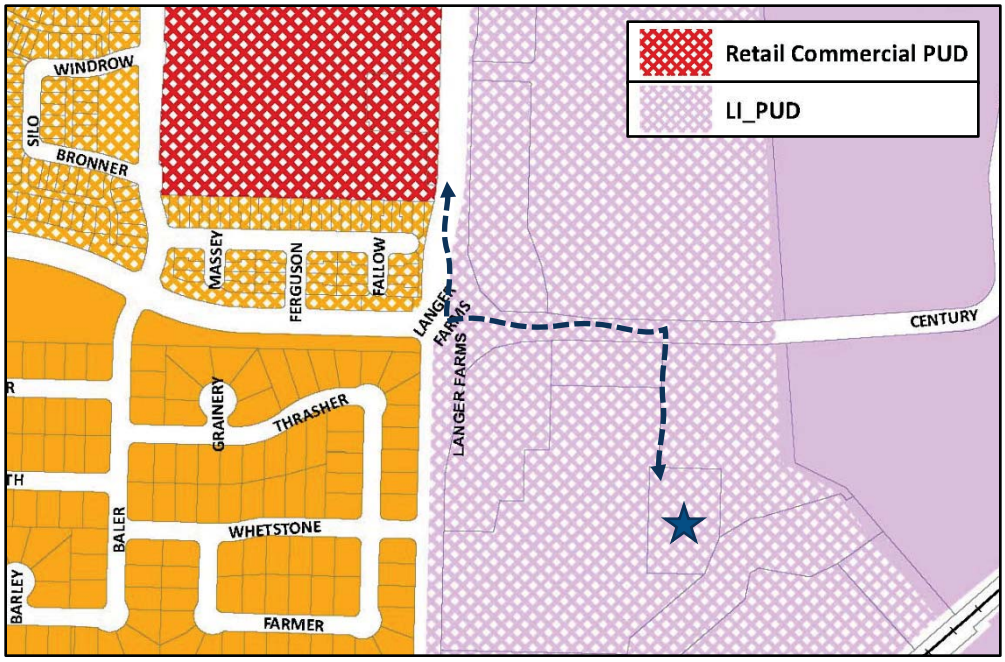
16.31.040 - Special Standards Hospitality and Lodging Uses Within the Light Industrial Zone

A. Siting

1. Hotels/motels within the Light Industrial zone must be sited within 1/4 mile from the General Commercial and/or Retail Commercial zone.

Response: As shown on the Preliminary Plans (Exhibit A), the hotel is planned to be located on Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat). Figure 1, below, illustrates a direct route from the site (depicted with a star symbol) is less than 1/4-mile (approximately 0.19 miles) from land zoned Retail Commercial on the City of Sherwood Zoning Map. The criterion is met.

Figure 1: Surrounding City of Sherwood Zoning



B. Development and Design

1. The development of hotels/motels in the Light Industrial zone shall use the urban design standards in SZCDC Section 16.90.20.D.6.a—c. As an alternative to the standards in Section 16.90.20.D.6.a—c the commercial design review matrix may be applied (Section 16.90.020.D.6.d). A development must propose a minimum of sixty (60) percent of the total possible points to be eligible for exemption from the standards in Section 16.90.020.D.6.a—c.

2. A hotel/motel shall provide a minimum of 200 square feet of interior floor area for conference and/or meeting rooms, exclusive of dining, breakfast and lobby areas.

16.31.050 - Employment Industrial (EI) Restrictions

16.31.060 - Tonquin Employment Area (TEA) Commercial Nodes Use Restrictions

Response: The subject site is not zoned EI or TEA. Therefore, the sections above are not applicable and have been omitted for brevity purposes.

16.31.070 - Community Design

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, the applicable provisions of Divisions V, VIII and IX will apply.

Response: The applicable standards are addressed later within this narrative.

16.31.080 - Floodplain

Except as otherwise provided, Section 16.134.020 shall apply.

Response: The subject site is not mapped with floodplain resources. Therefore, the section above is not applicable and has been omitted for brevity purposes.

Chapter 16.40 – PLANNED UNIT DEVELOPMENT

16.40.030 - Final Development Plan

A. Generally

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

Response: As discussed previously in the application background information, the subject site includes a portion of Phase 6 of the Parkway Village South PUD (Tax Lots 1100 and 1200 of Washington County Assessor's Map 2S 1 29DC). The PUD designation was assigned as part of the Langer Family PUD application (PUD 95-01), referred to in this narrative as the "PUD," that was approved (without a preliminary plat) by the City of Sherwood on April 26, 1995.

In January 2008, the City approved an application (PUD 07-01) covering the land uses that are permitted within the PUD. The 2008 City decision is memorialized in a development agreement – the Amended and Restated Development Agreement, dated 2010 (included as Exhibit H). Consistent with the PUD (95-01), the Langer Farm's Subdivision (SUB 12-02) was approved, and the plat recorded in March 2013 (Document No. 2013025409). In June 2017, Partition Plat 2017-019 (a replat of Lot 4 of Langer Farms) was recorded, resulting in 2 parcels. Thereafter in December 2017, the Parkway Village South Site Plan and Subdivision (SP 17-01/SUB 17-03) were approved. In March 2019, the Parkway Village South subdivision plat (a replat of Parcel 2 of Partition Plat 2017-019) was recorded, resulting in 5 lots. The property is currently configured as Lots 1 and 2 of Parkway Village South subdivision plat (recorded as Document No. 2019-034798).

2010 Amended and Restated Development Agreement

Consistent with the PUD approval and the 2010 Development Agreement (included as Exhibit H), this Site Plan Review application provides specific details for land uses,

buildings, landscaping, site circulation, and access. The project complies with the PUD Development Agreement and 1995 PUD Design Guidelines as stated below:

1995 PUD Design Guidelines

The PUD approval established design guidelines for the PUD in 1995. Based on previous discussions with City staff and review of past decisions, the design standards entail a two-page undated document entitles "Sherwood Village Retail/Commercial Design Guidelines." The document (Exhibit O) is comprised of four headings: 1. Retail Building Construction, 2. Landscaping, 3. Signage, and 4. Lighting.

> **1. RETAIL BUILDING CONSTRUCTION**
>
> **A. Exterior materials and treatment (trim, etc.)**
>
> **1) Predominantly wood exterior.**
>
> **2) Exterior windows and doors will have minimum 1 inch x 3 inch surrounds painted white.**
>
> **3) Paint: Light tone palettes (white, off-white, grey, beige, tan}, or similar as per Design Review Committee's approval.**
>
> **B. Shapes of openings**
>
> **1) Arched openings and bays encouraged.**
>
> **C. Storefronts**
>
> **1) Storefronts should have trimmed openings similar to above A. 2.).**
>
> **D. Roofs**
>
> **1) Pitched roof forms are encouraged.**
>
> **2) Large amounts of flat roof are discouraged.**

Response: The criteria listed above are "guidelines" and not mandatory "standards." Therefore, the Applicant only needs to show general conformance with the applicable guidelines rather than strict adherence to them. Further, while neither the planned self-storage facility nor the hotel are considered '*retail* buildings,' this application nonetheless demonstrates consistency with the design guidelines.

City approvals of previous phases of the Langer PUD have provided wide latitude and flexibility in the application of these design guidelines. Specifically, City approval of the Target shopping center (Phase 5) in the early 2000s and the Parkway Village (Phase 7) in 2012 were evaluated against the intent of these guidelines.

Page 10 of the Staff Report for the Parkway Village approval (SP 12-05/CUP 12-02) includes the finding:

> *The applicant is correct in that the guidelines are not intended to be prescriptive, and to the extent that the other phases of the Langer PUD has been developed with these standards, it is clear that a lot of latitude and flexibility has been provided to prior approvals. Arguably, the presence of the gabled roofs, addition of exposed wood, stone, and glass will provide a development that is much closer to achieving the guidelines than prior decisions.*

Page 28 of the July 10, 2001 Revised Staff Report for the Target shopping center approval provides the following finding related to the guideline to provide a "predominantly wood exterior":

> *Does not comply in the strict sense. The applicant states that wood exteriors are not typically used for such large buildings due to difficulty of maintenance and concern for fire safety. Therefore, the exterior is proposed, instead, to consist primarily of smooth face block that is accented with trim of darker split face block. The only glass is on the entry doors and windows at the NW corner of the store. The door and window surrounds are an industry standard size and the applicant states that the trim will be natural aluminum, which will be light-toned similar to white to provide similar contrast. Exterior building colors are proposed as a light tone palette (white, off-white, gray, beige or tan) in accordance with the Design Guidelines.*

As shown on the Preliminary Architectural Materials (Exhibit D), colored elevations submitted with this application show building exteriors that incorporate board and batten, lap siding, wood columns, wood decking and canopies, and shingles. Other materials used include brick veneer, stone veneer, split-face concrete masonry unit (CMU), and metal roofing. While not all the materials are wood, they are materials that reflect the vernacular styles of the region and create a similar visual appeal. Robust Northwest-appropriate materials will weather well, and last long-term in the damp Pacific Northwest climate.

Further, brick and ledgestone create a solid and timeless look, and the incorporation of siding with horizontal lap evokes a classic storefront look consistent with the guidelines. All windows will include trim of a color compatible with the external building materials. The second and third story pitched roofs contain board and batten siding, shingles, wood eves and trimmed square windows. The project provides building exteriors that incorporate wood, light window surrounds, light or natural earth-tone colors, bays, storefronts, and pitched roofs. The ultimate result is a welcoming residential or village feel that meets the intent of the guidelines.

2. LANDSCAPING

A. Barkdust is not to be substituted as grass in front yards.

B. All driveways and vehicular storage areas shall be paved with asphalt, gravel, or other dust minimizing material.

C. Trash and service areas must be screened from public view.

Response: Site landscaping is planned to include a mixture of shrubs, trees, and groundcover designed to complement the property, buildings, and hardscapes. The Preliminary Landscape Plan (Exhibit A) illustrates that bark dust is not planned to be substituted in place of grass, except perhaps in conjunction with plantings. Several types of vegetative groundcover are listed on the Preliminary Landscape Plan. Vehicle maneuvering areas and driveways will be paved and dust minimized. Walls and plantings are intended to be used to screen trash enclosures. The landscaping guidelines, above, are met.

3. SIGNAGE

A. Sign-Post Standards

1) Main thoroughfares will have upgraded sign post standards.

2) Retail and commercial development areas will use the approved City of Sherwood sign posts painted to match the main throughfare posts and the pedestrian light posts.

B. Entry Monuments

1) All entry monuments and common area signage will be designed by JKS Architects.

2) Sherwood Village monument signage will be at the following location:

a. The intersection of 12th Street and Sherwood Boulevard

b. The opposite end of 12th Street

c. The intersection of Langer Drive and Tualatin-Sherwood Highway.

C. Building Signage

1) All freestanding building signage will be of similar construction to the monument signage: wood or concrete, painted white, with a shingled roof, and approved by the Design Review Committee.

2) Shall follow City of Sherwood signage restrictions.

Response: This application does not include plans for signage or entry monumentation at this time. As such, the criteria are not applicable to this Site Plan Review application.

4. LIGHTING

A. In addition to the City of Sherwood approved intersection street lights, all residential areas, 12th Street, and common areas will use a 6200MC-100HPS/12-DB-BK, RTANA-9'6"-4" w/lamp Trimble House pedestrian light fixture in pre-painted forest green, spaced at approximately 150 lineal feet apart, placing them on alternating sides of the street.

Response: As shown on the Existing Conditions Plan (Exhibit A), frontage improvements, including street lighting, along SW Century Drive have been implemented in accordance with City standards. Therefore, the criterion is not applicable to this Site Plan Review application.

Chapter 16.58 - VISION CLEARANCE AND FENCE STANDARDS

16.58.010 - Clear Vision Areas

A. A clear vision area shall be maintained on the corners of all property at the intersection of two (2) streets, intersection of a street with a railroad, or intersection of a street with an alley or private driveway.

B. A clear vision area shall consist of a triangular area, two (2) sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation; or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection, and so measured, and the third side of which

is a line across the corner of the lot joining the non-intersecting ends of the other two (2) sides.

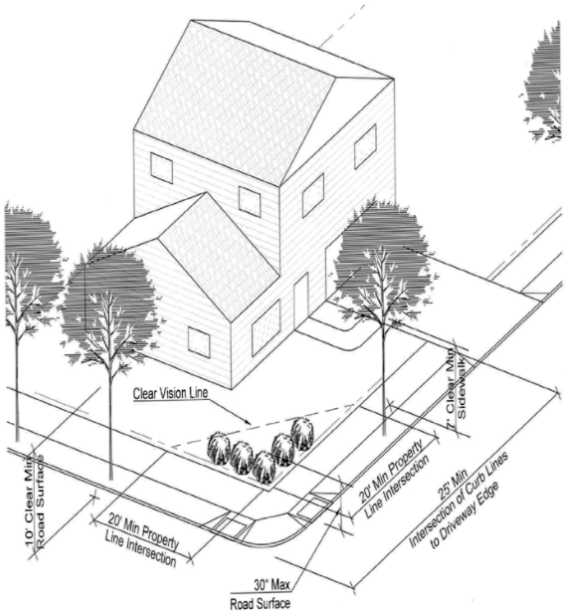
C. A clear vision area shall contain no planting, sight obscuring fence, wall, structure, or temporary or permanent obstruction exceeding two and one-half (2½) feet in height, measured from the top of the curb, or where no curb exists, from the established street center line grade, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to the height of seven (7) feet above the ground on the sidewalk side and ten (10) feet on the street side.

The following requirements shall govern clear vision areas:

1. In all zones, the minimum distance shall be twenty (20) feet.

2. In all zones, the minimum distance from corner curb to any driveway shall be twenty-five(25) feet.

3. Where no setbacks are required, buildings may be constructed within the clear vision area.



Response: Clear vision areas are required at the driveway intersection with SW Century Drive on the northern property boundary. Vision clearance requirements have been met, as demonstrated by the attached Preliminary Dimensioned Civil Site Plan and Preliminary Landscape Plan (Exhibit A). Plantings between 2½ and 7 feet in height, walls, fences, and other prohibited items have not been planned within clear vision areas. These criteria are met.

16.58.020 - Fences, Walls and Hedges.

A. Purpose:

The fence standards promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets, and enhance the appearance of the property by providing attractive landscape

materials. The negative effect of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder the safe movement of pedestrians and vehicles, and create an unattractive appearance. These standards are intended to promote the positive aspects of fences and to limit the negative ones.

B. Applicability:

The following standards apply to walls, fences, hedges, lattice, mounds, and decorative toppers. These standards do not apply to sound walls and landscape features that are not hedges.

D. Location—Non-Residential Zone:

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

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

3. Hedges up to twelve (12) feet tall are allowed.

E. General Conditions—All Fences:

1. Retaining, masonry, concrete, and modular retaining walls may not be constructed within the eight-foot public utility easement (PUE) located on the front and corner street side yards, without approval from the City Engineer.

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

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

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

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

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

8. Call before you dig (811) if placing a fence within the public utility easement (PUE) to have your utility lines located. This easement area is usually located eight (8) feet across

the front yard and the side yard setback on a corner lot. Utility lines can be buried just beneath the surface.

Response: Walls or fences greater than 8 feet in height have not been planned, nor are any walls or fences planned within public utility easements (PUEs). Please see the attached Preliminary Plans (Exhibit A) for further details. These standards are understood; therefore, applicable criteria have been met or will be met upon installation of the fencing.

Division III. - ADMINISTRATIVE PROCEDURES

Chapter 16.70 - GENERAL PROVISIONS

16.70.010 - Pre-Application Conference

Pre-application conferences are encouraged and shall be scheduled to provide applicants with the informational and procedural requirements of this Code; to exchange information regarding applicable policies, goals and standards of the Comprehensive Plan; to provide technical and design assistance; and to identify opportunities and constraints for a proposed land use action. An applicant may apply at one time for all permits or zone changes needed for a development project as determined in the pre-application conference.

Response: A pre-application conference for this project was held on January 6, 2022. The documentation is included as Exhibit I. The criterion is met.

16.70.020 - Neighborhood Meeting

A. The purpose of the neighborhood meeting is to solicit input and exchange information about the proposed development.

B. Applicants of Type III, IV and V applications are required to hold a meeting, at a public location for adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject application, prior to submitting their application to the City. Affidavits of mailing, sign-in sheets and a summary of the meeting notes must be included with the application when submitted. Applicants for Type II land use action are encouraged, but not required to hold a neighborhood meeting.

Response: This application involves a Type III Conditional Use Permit, Type IV Site Plan Review, and a Type IV Major Modification to Approved Site Plan. A Neighborhood Meeting was held on March 21, 2022. Notice was provided to owners of property within 1,000 feet of the properties subject to Type III and IV review. One member of the public showed up to participate in the meeting. Please see Exhibit F for further documentation demonstrating consistency with the provisions of this section. Therefore, the criteria are met.

16.70.030 - Application Requirements

A. Form

Any request for a land use action shall be made on forms prescribed and provided by the City and shall be prepared and submitted in compliance with this Code. A land use application shall be reviewed against the standards and criteria effective at the time of application submittal. Original signatures from all owners or their legal representative must be on the application form.

B. Copies

To assist in determining the compliance of proposed land use actions with the Comprehensive Plan and provisions of this Code, applicants shall submit one (1) complete electronic copy of the full application packet, one reduced (8½ × 11) copy of the full application packet and the required number of hard copies as outlined on the applicable forms prescribed and provided by the City.

C. Content

1. In addition to the required application form, all applications for Type II-V land use approval must include the following:

a. Appropriate fee(s) for the requested land use action required based on the City of Sherwood Fee Schedule.

Response: The appropriate fees are included with the application.

b. Documentation of neighborhood meeting per 16.70.020.

Response: Neighborhood Meeting Documentation is included within Exhibit F.

c. Tax Map showing property within at least 300 feet with scale (1" = 100' or 1" = 200') north point, date and legend.

Response: The Washington County Assessor's Map is included within Exhibit J.

d. Two (2) sets of mailing labels for property owners of record within 1,000 feet of the subject site, including a map of the area showing the properties to receive notice and a list of the property owners, addresses and tax lots. Ownership records shall be based on the most current available information from the Tax Assessor's office.

Response: Public Notice Information is included within Exhibit G.

e. Vicinity Map showing a minimum radius of 500 feet around the property and the closest intersection of two Principal Arterial, Arterial, Collector or Neighborhood roads.

Response: The Preliminary Plans (Exhibit A) contain a vicinity map.

f. A narrative explaining the proposal in detail and a response to the Required Findings for Land Use Review for the land use approval(s) being sought.

Response: This written document satisfies the criterion above.

g. Two (2) copies of a current preliminary title report.

Response: A Preliminary Title Report is included within Exhibit C.

h. Existing conditions plan drawn to scale showing: property lines and dimensions, existing structures and other improvements such as streets and utilities, existing vegetation, any floodplains or wetlands and any easements on the property.

Response: Please see the Existing Conditions Plan within the Preliminary Plans (Exhibit A) showing the applicable information above. The property does not contain floodplains or wetlands.

i. Proposed development plans sufficient for the Hearing Authority to determine compliance with the applicable standards. Checklists shall be provided by the City detailing information typically needed to adequately review specific land use actions.

Response: The City of Sherwood land use application forms and checklists are included within Exhibit B. The Preliminary Plans (Exhibit A) and the Preliminary Architectural Materials (Exhibit D) contain sufficient information for the Hearing Authority to determine compliance with the applicable standards.

j. A traffic study, if required by other sections of this Code.

Response: Transportation documentation prepared by Kittelson & Associates, Inc. is included within Exhibit L.

k. Other special studies or reports that may be identified by the City Manager or his or her designee to address unique issues identified in the pre-application meeting or during project review including but not limited to:

1) Wetland assessment and delineation;

2) Geotechnical report;

3) Traffic study;

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

Response: There were no special study requirements identified at the pre-application conference. Please see the Service Provider Letter (SPL) from Clean Water Services (Exhibit E) demonstrating a site assessment is not necessary. Additionally, the required Tualatin Valley Fire & Rescue SPL is included as Exhibit M.

l. Plan sets must have:

1) The proposed name of the development. If a proposed project name is the same as or similar to other existing projects in the City of Sherwood, the applicant may be required to modify the project name.

2) The name, address and phone of the owner, developer, applicant and plan producer.

3) North arrow,

4) Legend,

5) Date plans were prepared and date of any revisions

6) Scale clearly shown. Other than architectural elevations, all plans must be drawn to an engineer scale.

7) All dimensions clearly shown.

Response: The Preliminary Plans (Exhibit A) contain the required information, as applicable. The submittal requirements are met.

2. Exemptions can be made when items in 16.70.030.C.1 are not necessary in order to make a land use decision, such as for text amendments to the development code. Additional written documentation may be necessary to adequately demonstrate compliance with the criteria.

Response: This application does not include or require exemptions. The criterion is not applicable.

Chapter 16.72 - PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS

16.72.010 – Generally

A. Classifications

Except for Final Development Plans for Planned Unit Developments, which are reviewed per Section 16.40.030, all quasi-judicial development permit applications and legislative land use actions shall be classified as one of the following:

4. Type IV

The following quasi-judicial actions shall be subject to a Type IV review process:

…

c. Site Plans — Greater than 40,000 square feet of floor area, parking or seating capacity.

…

Response: This application involves a Type I Property Line Adjustment(s), Type III Conditional Use Permit, Type IV Site Plan Review, and a Type IV Major Modification to Approved Site Plan. Therefore, a Type IV review process is required.

B. Hearing and Appeal Authority

1. Each Type V legislative land use action shall be reviewed at a public hearing by the Planning Commission with a recommendation made to the City Council. The City Council shall conduct a public hearing and make the City's final decision.

2. Each quasi-judicial development permit application shall potentially be subject to two (2) levels of review, with the first review by a Hearing Authority and the second review, if an appeal is filed, by an Appeal Authority. The decision of the Hearing Authority shall be the City's final decision, unless an appeal is properly filed within fourteen (14) days after the date on which the Hearing Authority took final action. In the event of an appeal, the decision of the Appeal Authority shall be the City's final decision.

3. The quasi-judicial Hearing and Appeal Authorities shall be as follows:

…

d. The Type IV Hearing Authority is the Planning Commission and the Appeal Authority is the City Council.

1) The Planning Commission shall hold a public hearing following public notice in accordance with Sections 16.72.020 through 16.72.080.

2) Any person who testified before the Planning Commission at the public hearing or submitted written comments prior to the close of the record may appeal the Planning Commission's decision.

Response: The information above regarding Hearing and Appeal Authorities is understood.

C. Approval Criteria

1. The approval criteria for each development permit application shall be the approval standards and requirements for such applications as contained in this Code. Each decision made by a Hearing Authority or Appeal Authority shall list the approval criteria and indicate whether the criteria are met. It is the applicant's burden to demonstrate to the Hearing Authority and Appeal Authority how each of the approval criteria are met. An application may be approved with conditions of approval imposed by the Hearing Authority or Appeal Authority. On appeal, the Appeal Authority may affirm, reverse, amend, refer, or remand the decision of the Hearing Authority.

2. In addition to Section 1 above, all Type IV quasi-judicial applications shall also demonstrate compliance with the Conditional use criteria of Section 16.82.020.

Response: The applicable approval criteria have been addressed within this narrative. Please see the responses to Section 16.82.020. These criteria are met.

16.72.020 - Public Notice and Hearing

A. Newspaper Notice

Notices of all public hearings for Type III, IV and V land use actions required by this Code shall be published in a newspaper of general circulation available within the City two (2) calendar weeks prior to the initial scheduled hearing before the Hearing Authority and shall be published one additional time in the Sherwood Archer, Sherwood Gazette or similarly local publication, no less than 5 days prior to the initial scheduled hearing before the hearing authority.

B. Posted Notice

…

C. Mailed Notice

…

16.72.030 - Content of Notice

Public notices shall include the following information:

…

Response: Public notification is performed by the City of Sherwood. The standards above are understood and do not require action by the Applicant.

Chapter 16.82 – CONDITIONAL USE*

16.82.010 - Generally

A. Authorization

Uses permitted in zoning districts as conditional uses may be established, enlarged, or altered by authorization of the Commission in accordance with the standards and procedures established in this Chapter. If the site or other conditions are found to be inappropriate for the use requested, the Commission or Hearings Officer (cited below as Hearing Authority) may deny the conditional use.

B. Changes in Conditional Uses

Changes in use or expansion of a legal non-conforming use, structure or site, or alteration of structures or uses classified as conditional uses, that either existed prior to the effective date of this Code or were established pursuant to this Chapter shall require the filing of a new application for review conforming to the requirements of this Chapter if the proposed changes would increase the size, square footage, seating capacity or parking of existing permitted improvements by twenty percent (20%) or more.

C. Application and Fee

An application for a Conditional Use Permit (CUP) shall be filed with the City and accompanied by the appropriate fee pursuant to Section 16.74.010. The applicant is responsible for submitting a complete application which addresses all criteria of this Chapter and other applicable sections of this Code.

Response: This application involves establishing a new hotel land use on the site, which is conditionally allowed in the LI-PUD zoning district. The City application form and checklist are included in Exhibit B, and the associated fee is included with the submittal. The criteria above are met, as applicable.

16.82.020 - Permit Approval

A. Hearing Authority Action

1. The Hearings Authority shall conduct a public hearing pursuant to Chapter 16.72 and take action to approve, approve with conditions, or deny the application. Conditions may be imposed by the Hearings Authority if necessary to fulfill the requirements of the adopted Comprehensive Plan, Transportation System Plan, or the Code. The decision shall include appropriate findings of fact as required by this Section, and an effective date.

2. Conditional uses may be approved at the hearing for a larger development (i.e. business campus or industrial park), to include future tenants of such development, if the range of uses allowed as conditional uses are considered, and specifically approved, at the time of original application.

Response: The process above is understood. The planned hotel is a hospitality land use conditionally allowed in the LI-PUD zoning district, and the Conditional Use Permit will be reviewed as part of the consolidated application through the Type IV review process. The hotel is intended to be located on Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat), a portion of the greater Parkway Village South campus.

B. Final Site Plan

Upon approval of a conditional use by the Hearing Authority, the applicant shall prepare a final site plan for review and approval pursuant to Section 16.90. The final site plan shall include any revisions or other features or conditions required by the Hearing Authority at the time of the approval of the conditional use.

Response: The process above is understood and does not require action by the applicant at this time.

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: As shown on the Preliminary Composite Utility Plan (Exhibit A), adequate public facilities and services are available and can be provided to the hotel as shown. Additionally, frontage improvements along SW Century Drive have been completed. The LI zoning district does not require the provision of open space or parkland. As illustrated on the Preliminary Landscape Plan, the site is designed to include attractive landscaped areas, outdoor amenities, and inviting leisure areas for guests. Further, a binding agreement between the applicant and the City can be executed, if required, to guarantee construction of needed improvements. The criterion is met.

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: As shown on the Surrounding Land Uses sheet of the Preliminary Plans (Exhibit A), the site is surrounded by LI-zoned land and similar uses. To the east is an industrial campus that supports a variety of warehouses and facilities and to the north, a commercial center with assorted retailers, including a Walmart Supercenter. To the west is the remaining Parkway Village South campus, approved for future retail buildings along SW Langer Farms Parkway & Century Drive, along with shared parking, landscaping, and circulation.

The hotel is planned to be located adjacent to the existing Langer's Entertainment Center to provide proximal opportunities for dining and leisure. As shown on the Preliminary Plans (Exhibit A), a sky bridge is envisioned to connect the hotel with (future) Phase II of the Langer's Entertainment Center and serve as a direct and safe pedestrian route. To the

south of the site is an existing regional stormwater facility and vegetated corridor, maintained by the City of Sherwood. This adjacent public tract contributes an additional natural buffer to the site, further alleviating potential impacts from the hotel. Therefore, the envisioned uses are compatible with the abutting land uses and are not foreseen to create adverse impacts in regard to noise generation and public safety. The 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 following pertinent goals and policies from the City of Sherwood 2040 Comprehensive Plan (adopted by Ordinance No. 2021-012) demonstrate siting a hotel amenity in the Parkway Village South campus will be a benefit to the community. The responses to the Comprehensive Plan are solely applicable to the Conditional Use Permit regarding the hotel (and not other application types within this consolidated narrative document).

City of Sherwood 2040 Comprehensive Plan

Thriving and Diversified Economy

Goal 1 Accelerate the growth of local businesses and attract new businesses that balance the City's tax base, provide stable, high-wage jobs and capitalize on Sherwood's location and enhance the high-quality of life.

POLICY 1.2 Encourage development of employment to increase the city's tax base through a faster growth rate of jobs.

Response: A new hotel land use will create employment opportunities for the community and support the local economy through job creation. Hotels require a plethora of positions to facilitate a successful business, including but not limited to managerial positions, sales and marketing, guest services, room attendants, receptionists, restaurant and bar related services, cleaning and maintenance, convention and event specialists, etc. As shown on the Preliminary Plans (Exhibit A), the hotel is planned to include approximately 100 guest rooms, as well as a business suite/conference rooms. Therefore, it is anticipated that the planned hospitality amenity will generate a variety of supporting high-wage jobs; Policy 1.2, above, is satisfied.

POLICY 1.3 Pursue development of higher employment densities in areas with planned or existing public facilities, utilities, and transportation infrastructure.

Response: As shown on the Preliminary Plans (Exhibit A), the Parkway Village South campus is associated with existing improvements, as well as the approved future buildings. Public facilities, including water, sanitary sewer, franchise utilities, etc. are available to serve the site. Further, frontage improvements along SW Langer Farms Parkway and SW Century Drive have been completed for the PUD. The transportation network adjacent to the site is at its ultimate buildout and includes sidewalks, street trees, and lighting. As stated above, the hotel amenity will require and attract a diverse assortment of jobs and positions in a well-served area. This project is a 'piece' of the greater Parkway Village

South campus 'puzzle' and will lead to the eventual full buildout of the site, supporting Policy 1.3, above.

POLICY 1.4 **Support business growth in Sherwood to diversify and expand commercial and industrial development in order to provide employment opportunities and expand the tax base.**

Response: As stated above, the hotel amenity will require and attract a diverse assortment of jobs and positions to facilitate the business. The new employees and hotel guests will frequent the local area, spending money at restaurants, bars, retail stores, and entertainment opportunities. This activity will support Sherwood's local economy and likely aid in the expansion of local businesses. Further, the commercial site development will generate significant system development charges (SDCs) within the City, providing additional capacity for community growth. As such, Policy 1.4, above is met.

POLICY 1.5 **Retain and encourage growth of existing and new businesses in Sherwood. Allow and encourage development of commercial and industrial areas.**

Response: As shown on the Surrounding Land Uses sheet of the Preliminary Plans (Exhibit A), the subject site is uniquely vacant in comparison to the surrounding area. A plethora of commercial establishments, including Langer's Entertainment Center, Walmart, Menchies Frozen Yogurt, MOD Pizza, Killer Burger, Red Robin, Spaghetti Factory, Target, medical and dental facilities, gyms, etc., are within a quarter mile of the planned hotel location. The new hospitality amenity is also intended to provide a business suite/conference rooms which will draw unique professionals to the area and encourage conventions and events. Therefore, the hotel will bring life to a currently unused property and support the surrounding commercial and industrial area. Policy 1.5 is met.

POLICY 1.7 **Attract businesses identified as Target Industries in Sherwood's most recent Economic Opportunities Analysis.**

POLICY 1.8 **Support growth of businesses that create destinations and experiences for residents of Sherwood and visitors.**

Response: As discussed in Sherwood's most recent Economic Opportunities Analysis (dated September 2021), the target industries identified as having potential for growth in Sherwood include:

> ***Services for visitors:*** *Emphasis on experiences and destinations in and near Sherwood, especially related to agriculture and wineries, will drive demand for services for visitors including family-friendly events, farmers markets, specialty retail, wine tasting rooms, restaurants, or hotels.*

Hotels are specifically identified above as a target service for visitors. As shown on the Preliminary Architectural Materials (Exhibit D), the hotel is planned to incorporate a sky bridge to connect to the future Langer's Entertainment Center addition. Langer's Entertainment Center is a family-friendly fun establishment, providing opportunities for dining, drinking, bowling, playing arcade games, exploring an adventure ropes course, and even more! As discussed throughout this written document, guests and employees attracted by the hotel will likely frequent other commercial opportunities nearby. Locating the hotel on this property will create an emphasis on a 'destination experience'

in this area of Sherwood. Therefore, this application supports both Policy 1.7 and Policy 1.8 by facilitating an industry identified by the City of Sherwood as desirable.

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: As discussed, the envisioned hotel is compatible with the abutting land uses and is not foreseen to create adverse impacts in regard to noise generation and public safety. Similarly, it is not anticipated that additional conditions will be necessary to mitigate impacts of a hotel in the LI zone. The LI zone encompasses uses permitted outright, such as warehousing and distribution, manufacturing, motor vehicle repair, truck rental, gas stations, etc. that are likely to be more impactful and intensive uses than a hotel. As shown on the Preliminary Plans (Exhibit A), the hotel campus is designed with inviting landscaping and leisure areas and is planned to be surrounded by shared parking and circulation facilities. Along the east property boundary, landscaped areas and a driveway provide a natural buffer near the existing industrial warehouse on the adjacent property (Tax Lot 150 of Washington County Assessor's Map 2S129D). To the west, the hotel is planned to connect to the Langer's Entertainment Center via a skybridge. Therefore, hotel accommodation in this area will be compatible with the surrounding area and the 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: As shown on the Existing Conditions Plan (Exhibit A), the property gently slopes upward to the south and contains few existing natural resources. Additionally, the site is adjacent to an existing regional stormwater facility to the south, which is heavily vegetated with trees and plants. The Preliminary Dimensioned Civil Site Plan (Exhibit A) demonstrates that a combination of landscaping and fencing will be incorporated to create an inviting space for hotel guests, as well as mitigating potential impacts to neighboring LI-zoned sites (to the north, east, and west). Therefore, due to the surrounding zoning and existing industrial activities, impacts from the hotel use are not anticipated.

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

Response: This application is not anticipated to pose significant adverse impacts to sensitive wildlife species or the natural environment. As shown on the Existing Conditions Plan (Exhibit A), the site is vacant of structures and contains minimal existing vegetation. As discussed in this document, the property to the south contains a regional stormwater facility with associated vegetated corridor. Please see the Clean Water Services documentation within Exhibit J, stating a site assessment and service provider letter are not required for the project. Therefore, the criterion above is met.

7. For wireless communication facilities, no Conditional Use Permit will be granted unless the following additional criteria is found:

Response: This application does not involve wireless communication facilities. The criteria are not applicable and have been omitted for brevity.

8. The following additional criteria apply to transportation facilities and improvements subject to Conditional Use approval per Chapter 16.66. These are improvements and facilities that are (1) not designated in the adopted City of Sherwood Transportation System Plan (TSP), and are (2) not designed and constructed as part of an approved land use application.

Response: Off-site transportation facility improvements are not anticipated to be required by this application. As shown on the Preliminary Plans (Exhibit A), the project involves review of internal transportation elements including access, circulation, and parking improvements. The site improvements will be reviewed through this land use application process. Further, as illustrated in Exhibit A, improvements along the site's frontage on SW Century Drive are completed to City standards. Therefore, the criterion above is not applicable.

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: It is understood the review body may apply conditions of approval specific to the conditional use.

> **E. Time Limits**
>
> Unless approved under Section 16.82.020.A.2 for a larger development to include future tenants of such development, authorization of a conditional use shall be void after two (2) years or such lesser time as the approval may specify unless substantial construction, in the City's determination, has taken place. The Hearing Authority may extend authorization for an additional period, not to exceed one (1) year, upon a written request from the applicant showing adequate cause for such extension, and payment of an extension application fee as per Section 16.74.010.
>
> **F. Revocation**
>
> Any departure from approved plans not authorized by the Hearing Authority shall be cause for revocation of applicable building and occupancy permits. Furthermore, if, in the City's determination, a condition or conditions of CUP approval are not or cannot be satisfied, the CUP approval, or building and occupancy permits, shall be revoked.

Response: The approval period and revocation criteria above are understood.

> **Division V. - COMMUNITY DESIGN**
>
> **Chapter 16.90 - SITE PLANNING***
>
> …
>
> **16.90.020 - Site Plan Review**
>
> **A. Site Plan Review Required**
>
> Site Plan review is required prior to any substantial change to a site or use that does not meet the criteria of a minor or major modification, issuance of building permits for a new building or structure, or for the substantial alteration of an existing structure or use.
>
> For the purposes of Section 16.90.020, the terms "substantial change" and "substantial alteration" mean any development activity as defined by this Code that generally requires a building permit and may exhibit one or more of the following characteristics:
>
> …

Response: This application involves Site Plan Review for a new self-storage building with flexible tenant spaces, to be located on Tax Lot 1100 (Lot 1 of Parkway Village South subdivision plat). As such, this chapter is applicable to new buildings.

Additionally, the project involves a Major Modification to an Approved Site Plan (site plan modification) (City of Sherwood File No. SP 17-01) for a change of use to site a hotel on Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat). Therefore, this application meets the criteria for a Major Modification, and, pursuant to 16.90.020, the following standards are addressed.

> **D. Required Findings**

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

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

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 criteria of the LI zoning district, including lot dimensional standards and setbacks, were demonstrated to be met previously in this written narrative. As shown on the Preliminary Plans (Exhibit A), the site can be adequately served with the applicable services and elements listed above. The LI zone does not require provision of parks and open space. As shown on the Preliminary Landscape Plan (Exhibit A), the site is planned to be attractively landscaped and meets the applicable requirements of the SZCDC. Further, the SPL from Tualatin Valley Fire & Rescue (Exhibit M) demonstrates public safety standards are met.

Additionally, this project involves a site plan modification to site a new hotel. According to Section 16.90.030.A.1.a.(3), the scope of the site plan modification review is limited to the modified element(s) and the associated impacts on public services, circulation, etc. This site plan modification does not impact staff findings or prior conditions of approval related to the provision of water, sanitary sewer, stormwater, or franchise utilities. As shown on the Preliminary Composite Utility Plan (Exhibit A), the site can be adequately serviced with applicable facilities. Therefore, the criteria above are met, as applicable.

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: This property is associated with the Amended and Restated Development Agreement (2010), included as Exhibit H. Additional agreements and specific documents for shared use and maintenance of parking, landscaping, circulation, etc. can be prepared and provided, if required as a condition of approval by the City. That said, the property is under the control of the Applicant and only one structure currently exists. Hence, agreements as anticipated above are not relevant at this time. The criterion is met.

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

Response: As shown on the Existing Conditions Plan (Exhibit A), the subject site contains few existing natural resources, trees, and vegetation. The topography of the site is relatively flat and

slopes upward to the south; without environmentally sensitive areas. The Preliminary Landscape Plan (Exhibit A) illustrates existing vegetation is retained where possible. The Langer Farms subdivision plat includes Tract A (south of the site), a regional stormwater facility, drainage channel, and vegetated corridor owned and maintained by the City of Sherwood. Further, the CWS Service Provider Letter (Exhibit E) demonstrates natural resources are not impacted by this project.

Additionally, the site plan modification component will not impact significant natural features. As shown on the Preliminary Plans (Exhibit A), the extent of the modification involves a change of use for a vacant portion of the property (Tax Lot 1200), that contains few natural features, no trees, and minimal existing vegetation. As such, the criterion above is met as applicable.

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: Transportation documentation, prepared by Kittelson & Associates, Inc., is included within Exhibit L. The documentation demonstrates the change of use (from a daycare to a hotel) and the new trips generated from the storage facility, will not have a significant impact on the surrounding transportation system. The modified site plan, and the self-storage and flexible tenant spaces (which no uses/trips were identified previously) results in fewer daily trips than those previously analyzed and approved by the City. Please see Exhibit L for further information. The criterion is met.

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: The subject site is zoned LI-PUD and is not associated with multi-family, institutional, or mixed-use development. As discussed on page 5 of the City's Pre-Application Notes (Exhibit I), the planned hotel use is classified as 'commercial' and is required to meet the design standards of this section. Further, the planned storage facility use is classified as 'industrial' and is required to meet the design standards of SZCDC 16.90.020(D)(7). Therefore, the following responses demonstrate the planned hotel use complies with the commercial design standards, below.

a. **Primary, front entrances are located and oriented to the street, and have significant articulation and treatment, via facades, porticos, arcades, porches, portal, forecourt, or stoop to identify the entrance for pedestrians. Additional entrance/exit points for**

buildings, such as a postern, are allowed from secondary streets or parking areas.

Response: As shown on the Existing Conditions Plan (Exhibit A), Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat) does not front right-of-way. The property is accessed by means of the existing driveway to SW Century Drive and an existing access easement to SW Whetstone Way/SW Langer Farms Parkway. As shown on the Preliminary Plans (Exhibit A), the primary, front entrance to the hotel is located on the west side of the site, oriented toward the central drive aisle. The Preliminary Architectural Materials (Exhibit D) illustrates significant architectural design elements are present on the front building façade. The vehicle/pedestrian entranceway is located at the primary entrance, including covered areas, stoops, and benches for pedestrians, as well as a covered, looped drop-off/loading area for vehicles. The criterion is met, as applicable.

b. Buildings are located adjacent to and flush to the street, subject to landscape corridor and setback standards of the underlying zone.

Response: As discussed previously, the hotel is planned to be sited on Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat), a property within an existing industrial/commercial center and without and street frontage. The property is accessed by means of the existing driveway to SW Century Drive and an existing access easement to SW Whetstone Way/SW Langer Farms Parkway. As such, the hotel building is located adjacent to and flush with the main, central driveway aisle. Further, the circulation aisle that winds north around the rear of the hotel is intended to be surfaced with grasscrete and landscaping to minimize stormwater runoff and create an inviting and upscale pedestrian route to the rear of the hotel. There are removable bollards located to restrict vehicle movement and provide emergency access for vehicle apparatus, as shown on the Preliminary Plans (Exhibit A). Therefore, the standard is satisfied as closely as practicable.

c. The architecture of buildings are oriented to the pedestrian and designed for the long term and be adaptable to other uses. Aluminum, vinyl, and T-111 siding are prohibited. Street facing elevations have windows, transparent fenestration, and divisions to break up the mass of any window. Roll up and sliding doors are acceptable. Awnings that provide a minimum 3 feet of shelter from rain are required unless other architectural elements are provided for similar protection, such as an arcade.

Response: As shown on the Preliminary Architectural Materials (Exhibit D) prepared by Schmidt Architects, the west elevation (front facing façade) of the building is oriented toward the central driveway aisle. As illustrated, the façade of the building is broken up using complex massing, recessing, and projecting elements. The building elevations include large windows and awnings that provide relief from the elements. The hotel is oriented toward the pedestrian, accommodating an extensive entranceway for pedestrian and vehicle loading/unloading, a covered area, and interconnected sidewalks leading to adjacent leisure areas, bicycle and vehicle parking areas, and adjacent sites. Further, the hotel is planned to connect to the adjacent Langer's Entertainment Center by way of a convenient

pedestrian skybridge, providing a direct, safe route for patrons and further shelter from weather.

Prohibited materials, including aluminum, vinyl, and T1-11 siding, are not planned to be used. As illustrated on the Architectural Materials Board within Exhibit D, the hotel is designed to incorporate an assortment of materials, including metal roofing, split face concrete masonry, lap siding, wood framing and detailing, ledgestone, and Hardie-panel fiber cement board and batten. The color palette is intended to complement the existing Langer's Entertainment Center, using burgundy roofing; portabella, mountain brown, and torque white siding; and trim elements including cedar wood framing and hawthorne wood stain. For further details, please see the Preliminary Architectural Materials (Exhibit D), demonstrating the hotel design meets the intent of the criterion above.

d. As an alternative to the standards in Section 16.90.020.D.6.a—c, the following Commercial Design Review Matrix may be applied to any commercial, multi-family, institutional or mixed use development (this matrix may not be utilized for developments within the Old Town Overlay). A development must propose a minimum of 60 percent of the total possible points to be eligible for exemption from the standards in Section 16.90.020.D.6.a—c. In addition, a development proposing between 15,001 and 40,000 square feet of floor area, parking or seating capacity and proposing a minimum of 80 percent of the total possible points from the matrix below may be reviewed as a Type II administrative review, per the standards of Section 16.72.010.A.2.

Response: As discussed above, this application meets the intent of the standards in SZCDC(D)(6)(a-c). Therefore, the alternative commercial design review matrix need not be applied.

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

Response: As documented on page 5 of the city's Pre-Application Conference Documentation (Exhibit I), the planned storage facility use is classified as 'industrial' and is required to meet the design standards of SZCDC 16.90.020(D)(7). Therefore, the following responses demonstrate the planned storage use complies with the industrial design standards, below.

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

Response: The storage facility is planned to be located on Tax Lot 1100 (Lot 1 of Parkway Village South subdivision Plat), with frontage on SW Century Drive, functionally classified as a

Collector street in the Sherwood Transportation System Plan (TSP). Therefore, responses in the remainder of this section demonstrate compliance with more than four of the design criteria of this section.

1) **A minimum 15% window glazing for all frontages facing an arterial or collector.**

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

Response: As illustrated on the storage facility material key within the Preliminary Architectural Materials (Exhibit D), an assortment of building materials (concrete masonry, ribbed metal siding, galvanized metal roofing, etc.) are used to incorporate complex massing in the new building's design. The facility is designed to complement the existing Langer's Entertainment Center, future hotel, and surrounding Parkway Village South campus improvements. The building materials incorporate an assortment of colors including terracotta, slate gray, weathered copper, cedar red, dark bronze, and umber brown. T1-11 and aluminum siding, prohibited materials listed above, are not included in the building façade design. The criterion is met.

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

Response: As shown on the Preliminary Plans (Exhibit A), the extent of the self-storage building along SW Century Drive (a Collector street) is located within the maximum 35-foot setback area. As such, the Preliminary Dimensioned Civil Site Plan complies with the intent of the provision above.

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

Response: As shown on the Preliminary Plans (Exhibit A), parking areas are located to the side and rear of the storage facility when viewed from the arterial. The criterion is met.

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

Response: As shown on the Preliminary Dimensioned Civil Site Plan (Exhibit A), there are four oversized loading stalls located at the rear of the storage facility. The loading area will not be visible from SW Century Drive (a Collector street) due to building placement and site landscaping. The criterion is met.

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

Response: As noted on Sheet A-4 of the Preliminary Architectural Materials (Exhibit D), roof-mounted equipment is not planned on the storage building. The criterion is met.

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: As shown on the Preliminary Dimensioned Civil Site Plan (Exhibit A), the existing (fully constructed) central driveway on SW Century Drive is 32 feet in width and aligns with the 32-foot driveway across the street at the Walmart Center. Additionally, the existing driveway apron on the east side of the site is 26 feet wide and aligns with the 32-foot driveway across the street (i.e. freight terminal for Walmart Center). Further, the planned circulation complies with the Local Street Connectivity Map in the Transportation System Plan (TSP), as additional streets are not identified for extension. The criterion is met.

E. Approvals

The application is reviewed pursuant to Chapter 16.72 and action taken to approve, approve with conditions, or deny the application for site plan review. Conditions may be imposed by the Review Authority if necessary to fulfill the requirements of the adopted Comprehensive Plan, Transportation System Plan or the Zoning and Community Development Code. The action must include appropriate findings of fact as required by Section 16.90.020. The action may be appealed to the Council in accordance with Chapter 16.76.

F. Time Limits

Site plan approvals are void after two (2) years unless construction on the site has begun, as determined by the City. The City may extend site plan approvals for an additional period not to exceed one (1) year, upon written request from the applicant showing adequate cause for such extension, and payment of an extension application fee as per Section 16.74.010. A site plan approval granted on or after January 1, 2007 through December 31, 2009, is extended until December 31, 2013.

Response: The criteria above are understood.

16.90.030 - Site Plan Modifications and Revocation

A. Modifications to Approved Site Plans

1. Major Modifications to Approved Site Plans

a. Defined. A major modification review is required if one or more of the changes listed below are proposed:

…

(5) An increase in the floor area or height proposed for non-residential use by more than ten (10) percent;

Response: This project involves a Major Modification to an Approved Site Plan (site plan modification) (City of Sherwood File No. SP 17-01) for a change of use to site a hotel on Tax Lot 1200 (Lot 2 of Parkway Village South subdivision plat). The planned hotel (a non-residential use) represents an increase in floor area and height by more than 10%. Therefore, this application meets the criteria for a Major Modification, and, pursuant to 16.90.020, the following standards are addressed.

…

b. Approval Criteria. An applicant may request a major modification as follows:

(1) Upon the review authority determining that the proposed modification is a major modification, the applicant must submit an application form, filing fee and narrative, and a site plan using the same plan format as in the original approval. The review authority may require other relevant information, as necessary, to evaluate the request.

Response: This application submittal contains the narrative, filing fee, and additional items listed above. The City of Sherwood application forms and checklist are included as Exhibit B. The Preliminary Plans (Exhibit A) and Preliminary Architectural Materials (Exhibit D) contain the information necessary for the review authority to determine compliance with the major site plan modification criteria. As demonstrated on the Parkway Village South Overall Site Plan (Exhibit A), the site plan is formatted the same way as the original approval and details the area for modification, as well as existing and approved buildings, parking, landscaping, and circulation areas. Please see the accompanying materials; the submittal requirements are met.

(2) The application is subject to the same review procedure (Type II, III or IV), decision making body, and approval criteria used for the initial project approval, except that adding a Conditional Use to an approved Type II project is reviewed using a Type III procedure.

Response: As discussed at the pre-application conference, the application should be reviewed through a Type IV process.

(3) The scope of review is limited to the modification request and does not open the entire site up for additional review unless impacted by the proposed modification. For example, a request to modify a parking lot requires site design review only for the proposed parking lot and any changes to associated access, circulation, pathways, lighting, trees, and landscaping.

Response: It is understood that the scope of the review is limited to the modified elements of the approved site plan. This application involves a change of use (from an approved daycare to a planned hotel) and the modification includes an increase in floor area and height by more than 10 percent. As shown on the Preliminary Plans (Exhibit A), Tax Lot 1200 is vacant of structures, but is associated with common constructed improvements relative to the Parkway Village South campus. The nature of this site plan modification requires review of parking, landscaping, circulation, lighting, etc. for Tax Lot 1200 in relation to the improvements constructed and approved (but not yet constructed). The Overall Parkway Village South Site Plan (Exhibit A) notates the existing site improvements that are planned to remain unchanged. The modified elements are addressed in the respective code sections of this narrative. The criterion is understood.

> **(4)** Notice must be provided in accordance with Chapter 16.72.020.
>
> **(5)** The decision maker approves, denies, or approves with conditions an application for major modification based on written findings of the criteria.

Response: The criteria above are understood.

Chapter 16.92 - LANDSCAPING

16.92.010 - Landscaping Plan Required

All proposed developments for which a site plan is required pursuant to shall submit a landscaping plan that meets the standards of this Chapter. All areas not occupied by structures, paved roadways, walkways, or patios shall be landscaped or maintained according to an approved site plan.

Response: The Preliminary Landscape Plan, prepared by a licensed landscape architect, is included in Exhibit A. Unpaved areas not occupied by structures are planned to be landscaped and maintained in accordance with the submitted plans, as applicable.

16.92.020 - Landscaping Materials

A. Type of Landscaping

Required landscaped areas shall include an appropriate combination of native evergreen or deciduous trees and shrubs, evergreen ground cover, and perennial plantings. Trees to be planted in or adjacent to public rights-of-way shall meet the requirements of this Chapter. Plants may be selected from the City's "Suggested Plant Lists for Required Landscaping Manual" or suitable for the Pacific Northwest climate and verified by a landscape architect or certified landscape professional.

1. Ground Cover Plants

a. All of the landscape that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch is not a substitute for ground cover, but is allowed in addition to the ground cover plants.

b. Ground cover plants other than grasses must be at least the four-inch pot size and spaced at distances

appropriate for the plant species. Ground cover plants must be planted at a density that will cover the entire area within three (3) years from the time of planting.

2. Shrubs

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

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

3. Trees

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

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

Response: The Preliminary Landscape Plan (Exhibit A) shows a combination of trees, shrubs, and groundcover in landscaped areas, in compliance with the minimum standards of this section. These criteria are met.

B. Plant Material Selection and Preparation

1. Required landscaping materials shall be established and maintained in a healthy condition and of a size sufficient to meet the intent of the approved landscaping plan. Specifications shall be submitted showing that adequate preparation of the topsoil and subsoil will be undertaken.

2. Landscape materials should be selected and sited to produce a hardy and drought-resistant landscape area. Selection of the plants should include consideration of soil type, and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.

Response: Appropriate plant material has been selected to meet the applicable standards for the specific space and purpose. Irrigation will be provided by a fully automatic, underground system. Plants will cover the landscaping islands without overgrowth. Construction plans and specifications will be prepared to the required standards and show adequate plant health and topsoil preparation. Planting notes and further details are provided on the landscaping plans. These criteria are met or will be met at the time of construction plan submittal.

C. Existing Vegetation

1. All developments subject to site plan review per Section 16.90.020 and required to submit landscaping plans per this section shall preserve existing trees, woodlands and vegetation on the site to the maximum extent possible, as determined by the Review Authority, in addition to complying with the provisions of Section 16.142.(Parks, Trees and Open Space) and Chapter 16.144 (Wetland, Habitat, and Natural Resources).

2. Existing vegetation, except those plants on the Nuisance Plants list as identified in the "Suggested Plant Lists for Required Landscaping Manual" may be used to meet the landscape standards, if protected and maintained during the construction phase of the development.

a. If existing trees are used, each tree six (6) inches or less in diameter counts as one (1) medium tree.

b. Each tree that is more than six (6) inches and up to nine (9) inches in diameter counts as two (2) medium trees.

c. Each additional three (3) inch diameter increment above nine (9) inches counts as an additional medium tree.

Response: The Preliminary Plans (Exhibit A), show the trees currently on site and the vegetation to be maintained. The Preliminary Landscape Plan reflects the applicable requirements in Section 16.142, which are addressed in the responses below. The applicable criteria are met.

D. Non-Vegetative Features

1. Landscaped areas as required by this Chapter may include architectural features interspersed with planted areas, such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, semi-pervious decorative paving, and graveled areas.

2. Impervious paving shall not be counted toward the minimum landscaping requirements unless adjacent to at least one (1) landscape strip and serves as a pedestrian pathway.

3. Artificial plants are prohibited in any required landscaped area.

Response: Required landscaping will be planted with trees, ground cover, and shrubs. Non-vegetative features are not planned to satisfy landscape requirements. These standards are met.

16.92.030 - Site Area Landscaping and Perimeter Screening Standards

A. Perimeter Screening and Buffering

1. Perimeter Screening Separating Residential Zones:

A minimum six-foot high sight-obscuring wooden fence, decorative masonry wall, or evergreen screen, shall be required along property lines separating single and two-family uses from multi- family uses, and along property lines separating residential zones from commercial, institutional/public or industrial zones subject to the provisions of Chapter 16.48.020 (Fences, Walls and Hedges).

a. For new uses adjacent to inventoried environmentally sensitive areas, screening requirements shall be limited to vegetation only to preserve wildlife mobility. In addition, the Review Authority may require plants and other landscaping

features in locations and sizes necessary to protect the privacy of residences and buffer any adverse effects of adjoining uses.

b. The required screening shall have breaks, where necessary, to allow pedestrian access to the site. The design of the wall or screening shall also provide breaks or openings for visual surveillance of the site and security.

c. Evergreen hedges used to comply with this standard shall be a minimum of thirty-six (36) inches in height at maturity, and shall be of such species, number and spacing to provide the required screening within one (1) year after planting.

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

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: The abutting and adjacent properties to the west provide shared, off-street parking, loading, and vehicular use areas, to be used in conjunction with the subject site. Appropriate landscaping was previously provided in these areas. Additionally, perimeter landscaping buffering (much greater than 10 feet wide) is provided along the east and south property boundaries. This criterion is met, as applicable.

b. The access drives to a rear lots in the residential zone (i.e. flag lot) shall be separated from abutting property(ies) by a minimum of forty-two-inch sight-obscuring fence or a forty-two-inch to an eight (8) feet high landscape hedge within a four-foot wide landscape buffer. Alternatively, where existing mature trees and vegetation are suitable, Review Authority may waive the fence/buffer in order to preserve the mature vegetation.

…

Response: The project site does not abut access drives within a residential zone. These criteria do not apply.

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:

Canopy Factor = Mature Height (in feet) × Canopy Spread (in feet) × Growth Rate Factor × .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: The Preliminary Dimensioned Civil Site Plan (Exhibit A) shows 118 parking stalls, which require 5,310 square feet of landscaping. The Preliminary Landscape Plan illustrates approximately ±6,067 square feet of interior parking lot landscaping and greater than ±63,883 square feet of landscaping when total landscaping on site is included. The criterion is met.

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 'tree calculations' on the Preliminary Landscape Plan (Exhibit A) describe the number of large trees planned to satisfy the tree canopy requirements for 118 parking stalls. Trees located within or adjacent to the parking areas are a combination of large (Green Vase Zelkova, London Planetree, Marshall Seedless Ash, Douglas Fir, and Scarlett Oak) and small (Magnolia, Dogwood, Chanticleer Pear, Western Red Cedar, and Bowhall Maple) tree selections to meet the required canopy factor required. Approximately 12.5 percent of the large trees provided in the parking lot are evergreen species (i.e. Douglas Fir), exceeding the minimum standard of 5 percent.

Based on the planned provision of 118 parking spaces and the calculations detailed on the Preliminary Landscape Plan (Exhibit A), the parking lot canopy requirements are met. Please see the tree canopy, shrub, and landscaping calculations listed in Exhibit A for further information.

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: Based on the planned provision of 118 parking spaces, 236 shrubs are required, and 1006 shrubs are planned within the parking lot landscaping area. The remainder of the parking area landscaping will be planted with ground cover and other landscaping. The selected plants are anticipated to cover their respective planting areas within three years of planting. These criteria are met.

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:

…

(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.

Response: The Preliminary Landscape Plan (Exhibit A) shows individual landscaped areas will be at least 90 square feet and have a minimum width of 5 feet. Islands contain at least one tree and will be curbed to protect landscaping. Islands are distributed as necessary to ensure there are no more than 12 contiguous parking spaces. These criteria are met.

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.

Response: Stormwater bio-swales are not implemented on site. The criterion is not applicable.

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: Exceptions to the landscaping requirements are not anticipated as part of this application. These criteria do not apply.

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: The Preliminary Landscape Plan (Exhibit A) shows plantings near the planned access points have been designed not to obstruct minimum sight distances. The criterion is met.

7. Exceptions

a. For properties with an environmentally sensitive area and/or trees or woodlands that merit protection per Chapters 16.142 (Parks, Trees and Open Space) and 16.144 (Wetland, Habitat and Natural Areas) the landscaping standards may be

reduced, modified or "shifted" on-site where necessary in order to retain existing vegetation that would otherwise be removed to meet the above referenced landscaping requirements.

b. The maximum reduction in required landscaping buffer permitted through this exception process shall be no more than fifty (50) percent. The resulting landscaping buffer after reduction may not be less than five (5) feet in width unless otherwise permitted by the underlying zone. Exceptions to the required landscaping may only be permitted when reviewed as part of a land use action application and do not require a separate variance permit.

Response: The landscaping has not been planned to require alteration or reduction due to existing environmentally sensitive areas, trees, or woodlands.

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

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

Response: The Preliminary Landscape Plan (Exhibit A) shows that all mechanical equipment, outdoor storage, and service and delivery areas will be sited or sufficiently screened to restrict their visibility from public streets. This criterion is met.

D. Visual Corridors

Except as allowed by subsection 6. above, new developments shall be required to establish landscaped visual corridors along Highway 99W and other arterial and collector streets, consistent with the Natural Resources and Recreation Plan Map, Appendix C of the Community Development Plan, Part II, and the provisions of Chapter 16.142 (Parks, Trees, and Open Space). Properties within the Old Town Overlay are exempt from this standard.

Response: As the project site abuts Collector street SW Century Drive, visual corridor is required along the north property frontage. Fifteen-foot visual corridors have been illustrated on the Preliminary Dimensioned Civil Site Plan and Preliminary Landscape Plan (Exhibit A). These criteria are met.

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.

Response: The landscaping has been planned to be permanently irrigated with an automatic controller. This criterion is met.

Chapter 16.94 - OFF-STREET PARKING AND LOADING

16.94.010 - General Requirements

A. Off-Street Parking Required

No site shall be used for the parking of vehicles until plans are approved providing for off-street parking and loading space as required by this Code. Any change in uses or structures that reduces the current off-street parking and loading spaces provided on site, or that increases the need for off-street parking or loading requirements shall be unlawful and a violation of this Code, unless additional off-street parking or loading areas are provided in accordance with Section 16.94.020, or unless a variance from the minimum or maximum parking standards is approved in accordance with Chapter 16.84 Variances.

B. Deferral of Improvements

Off-street parking and loading spaces shall be completed prior to the issuance of occupancy permits, unless the City determines that weather conditions, lack of available surfacing materials, or other circumstances beyond the control of the applicant make completion impossible. In such circumstances, security equal to one hundred twenty five (125) percent of the cost of the parking and loading area is provided the City. "Security" may consist of a performance bond payable to the City, cash, certified check, or other assurance of

completion approved by the City. If the installation of the parking or loading area is not completed within one (1) year, the security may be used by the City to complete the installation.

C. Options for Reducing the Required Parking Spaces

1. Two (2) or more uses or, structures on multiple parcels of land may utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap, provided that satisfactory evidence is presented to the City, in the form of deeds, leases, or contracts, clearly establishing the joint use.

   a. Within commercial, institutional and public, or industrial zones, shared parking may be provided on lots that are within five hundred (500) feet of the property line of the use to be served.

   b. Shared parking is allowed if the application can show that the combined peak use is available by a parking study that demonstrates:

      (1) There is a sufficient number of parking spaces to accommodate the requirements of the individual businesses; or

      (2) That the peak hours of operation of such establishments do not overlap, and

      (3) That an exclusive permanent easement over a delineated area has been granted for parking space use.

2. Mixed use projects are developments where a variety of uses occupies a development project or complex. For example, an eating establishment, professional office building and movie theater are all components of a mixed use site. It does not include a secondary use within a primary use such as an administrative office associated with a retail establishment. In mixed-use projects, the required minimum vehicle parking shall be determined using the following formula:

   a. Primary use: i.e. that with the largest proportion of total floor area within the development at one hundred (100) percent of the minimum vehicle parking required for that use.

   b. Secondary Use: i.e. that with the second largest percentage of total floor area within the development, at ninety (90) percent of the vehicle parking required for that use.

   c. Subsequent use or uses, at eighty (80) percent of the vehicle parking required for that use.

D. Prohibited Uses

Required parking, loading and maneuvering areas shall not be used for long-term storage or sale of vehicles or other materials, and shall not be rented, leased or assigned to any person or organization not using or occupying the building or use served.

E. Location

…

2. For other uses, required off-street parking spaces may include adjacent on-street parking spaces, nearby public parking and shared parking located within five hundred (500) feet of the use. The distance from the parking, area to the use shall be measured from the nearest parking space to a building entrance, following a sidewalk or other pedestrian route. The right to use private off-site parking must be evidenced by a recorded deed, lease, easement, or similar written notarized letter or instrument.

3. Vehicle parking is allowed only on improved parking shoulders that meet City standards for public streets, within garages, carports and other structures, or on driveways or parking lots that have been developed in conformance with this code. Specific locations and types of spaces (car pool, compact, etc.) for parking shall be indicated on submitted plans and located to the side or rear of buildings where feasible.

a. All new development with forty (40) employees or more shall include preferential spaces for carpool/vanpool designation. Carpool and vanpool parking spaces shall be located closer to the main employee entrance than all other parking spaces with the exception of ADA parking spaces. Carpool/vanpool spaces shall be clearly marked as reserved for carpool/vanpool only.

…

Response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) shows that required off-street parking for the planned project can be accommodated entirely on site. The hotel land use will likely accommodate greater than 40 employees. Therefore, a carpool/vanpool parking space is provided (southwest of the hotel), as illustrated on the Preliminary Dimensioned Civil Site Plan (Exhibit A). These criteria are met.

F. Marking

All parking, loading or maneuvering areas shall be clearly marked and painted. All interior drives and access aisles shall be clearly marked and signed to show the direction of flow and maintain vehicular and pedestrian safety.

Response: Parking, loading, and maneuvering areas are planned to be marked, as shown on the Preliminary Plans (Exhibit A). The planned markings will clearly show the direction of flow and maintain safety for vehicles and pedestrians. The criterion is met.

G. Surface and Drainage

1. All parking and loading areas shall be improved with a permanent hard surface such as asphalt, concrete or a durable pervious surface. Use of pervious paving material is encouraged and preferred where appropriate considering soils, location, anticipated vehicle usage and other pertinent factors.

2. Parking and loading areas shall include storm water drainage facilities approved by the City Engineer or Building Official.

Response: Parking and loading areas will be improved with a permanent hard surface such as asphalt pavement. Stormwater will be captured on-site and conveyed to the planned facilities as illustrated on the Preliminary Storm Drainage Plan (Exhibit A). The criteria are met.

…

I. Parking and Loading Plan

An off-street parking and loading plan, drawn to scale, shall accompany requests for building permits or site plan approvals, except for single and two-family dwellings, and manufactured homes on residential lots. The plan shall show but not be limited to:

1. Delineation of individual parking and loading spaces and dimensions.
2. Circulation areas necessary to serve parking and loading spaces.
3. Location of accesses to streets, alleys and properties to be served, and any curb cuts.
4. Landscaping as required by Chapter 16.92.
5. Grading and drainage facilities.
6. Signing and bumper guard specifications.
7. Bicycle parking facilities as specified in Section 16.94.020.C.
8. Parking lots more than one (1) acre in size shall provide street-like features including curbs, sidewalks, and street trees or planting strips.

Response: The Preliminary Plans (Exhibit A) included with this application provide the information listed above. The criteria are met.

16.94.020 - Off-Street Parking Standards

A. Generally

Where square feet are specified, the area measured shall be the gross building floor area primary to the functioning of the proposed use. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space. The Review Authority may determine alternate off - street parking and loading requirements for a use not specifically listed in this Section based upon the requirements of comparable uses.

Table 1: Minimum and Maximum Parking Standards (Metro spaces are based on 1 per 1,000 sq ft of gross leasable area)			
	Minimum Parking Standard	Maximum Permitted Parking Zone A [1]	Maximum Permitted Parking Zone B [2]
Hotel or motel	1 per room	None	None
Industrial	1.6	None	None

[1] Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within one-quarter (¼) mile walking distance of bus

transit stops, one-half (½) mile walking distance of light rail station platforms, or both, or that have a greater than twenty-minute peak hour transit service.

[2] Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located at a distance greater than one-quarter (¼) mile walking distance of bus transit stops, one-half (½) mile walking distance of light rail station platforms, or both.

Response: Based on the ±100 room hotel and the parking ratio listed above, 100 parking spaces are required.

As discussed in the Pre-Application Conference Documentation (Exhibit I), parking requirements for self-storage/mini-warehousing are not provided in the development code. As such, the Planning Commission (Review Authority) may determine alternate off-street parking and loading requirements for a use not specifically listed in this Section.

The storage facility will generally only serve as a space to store goods and materials. Patrons may pull their vehicle up to individual ground floor units/garage doors along the perimeter of the facility to access their storage materials for loading. Based on the nature of the enclosed self-storage building, patrons leasing a unit on an upper story will need to briefly leave their vehicle to enter the building. As shown on the Preliminary Plans (Exhibit A), a ±1,500-square-foot loading area is provided central to the rear of the facility, with oversized spaces to accommodate moving trucks, trailers, pick-ups, etc. This amounts to double the loading area required for an industrial building over 50,000 square feet (i.e. 750 square feet of loading area is required). Further, the flex-use facility accommodates four tenant spaces, defined as professional support service areas. The four flexible tenant spaces provide ±2,550 square feet of area each, totaling ±10,200 square feet. According to Table 1, above, industrial land uses require 1.6 vehicle parking spaces per 1,000 square feet of gross leasable area. Based on the total flexible tenant area (±10,200 square feet), ±16 vehicle spaces are required.

The Preliminary Dimensioned Civil Site Plan (Exhibit A) shows 118 parking spaces are planned on-site, greater than the minimum parking requirements listed and described above. Maximum parking does not apply to hotel or storage uses. These criteria are met.

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.

Response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) shows at least 75 percent of parking spaces are planned to be full size spaces, per the required dimensions above and Table 3, below. Compact parking spaces are not planned. These criteria are met.

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.

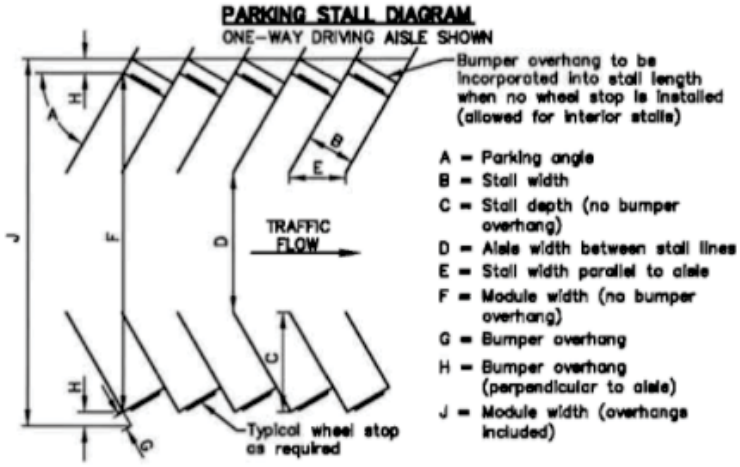


Table 3: Two-Way Driving Aisle (Dimensions in Feet)

A	B	C	D	E	F	G	H	J
45°	8.0	16.5	24.0	11.3	57.0	3.0	2.5	62.0
	9.0	18.5	24.0	12.7	61.0	3.0	2.5	66.0
60°	8.0	17.0	24.0	9.2	58.0	3.0	2.5	63.0
	9.0	19.5	24.0	10.4	63.0	3.0	2.5	68.0
75°	8.0	16.5	26.0	8.3	59.0	3.0	3.0	65.0
	9.0	19.0	24.0	9.3	62.0	3.0	3.0	68.0
90°	8.0	15.0	26.0	8.0	56.0	3.0	3.0	62.0
	9.0	17.0	24.0	9.0	58.0	3.0	3.0	64.0

Response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) shows all parking spaces will be served by drive aisles that meet the applicable requirements for 90-degree parking. The criterion is met.

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: Wheel stops can be provided, as required, to limit vehicle overhang onto sidewalks and landscaped areas adjacent to parking areas. The applicable criteria can be met.

6. Reduction in Required Parking Spaces

Developments utilizing Engineered storm water bio-swales or those adjacent to environmentally constrained or sensitive areas may reduce the amount of required parking spaces by ten (10) percent when twenty-five (25) through forty-nine (49) parking spaces are required, fifteen (15) percent when fifty (50) and seventy-four (74) parking spaces are required and twenty (20) percent when more than seventy-five (75) parking spaces are required, provided the area that would have been used for parking is maintained as a habitat area or is generally adjacent to an environmentally sensitive or constrained area.

Response: Engineered stormwater bio-swales are not provided (or required) to serve this lot. The project does not anticipate a reduced need for parking spaces; therefore, the Preliminary Dimensioned Civil Site Plan (Exhibit A) shows 118 parking spaces are provided (greater than the number of required stalls). The criteria are met.

7. Parking Location and Shared Parking

Owners of off-street parking facilities may post a sign indicating that all parking on the site is available only for residents, customers and/or employees, as applicable.

Response: Appropriate signage will be posted, as necessary. The criterion is understood.

C. Bicycle Parking Facilities

1. General Provisions

a. Applicability. Bicycle parking spaces shall be provided for new development, changes of use, and major renovations, defined as construction valued at twenty-five (25) percent or more of the assessed value of the existing structure.

b. Types of Spaces. Bicycle parking facilities shall be provided in terms of short-term bicycle parking and long-term bicycle parking. Short-term bicycle parking is intended to encourage customers and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Long-term bicycle parking provides employees, students, residents, commuters, and others who generally stay at a site for at least several hours a weather-protected place to park bicycles.

c. Minimum Number of Spaces. The required total minimum number of bicycle parking spaces for each use category is shown in Table 4, Minimum Required Bicycle Parking Spaces.

d. Minimum Number of Long-term Spaces. If a development is required to provide eight (8) or more required bicycle parking spaces in Table 4, at least twenty-five (25) percent shall be provided as long-term bicycle with a minimum of one (1) long-term bicycle parking space.

e. Multiple Uses. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.

Response: Per the ratio of "4 or 1 per 20 auto spaces, whichever is greater" in Table 4, six bicycle parking spaces are required for the planned hotel use. Due to the nature of the self-storage land use (which requires transportation of materials to and from leased units), bicycle spaces are not required for the storage facility. The Preliminary Dimensioned Civil Site Plan (Exhibit A) shows the planned bicycle parking location near the front of the hotel. Long-term spaces are neither planned nor required, as the industrial use is required to provide less than eight bicycle parking spaces. The applicable criteria are met.

2. Location and Design.

a. General Provisions

(1) Each space must be at least two (2) feet by six (6) feet in area, be accessible without moving another bicycle, and provide enough space between the rack and any obstructions to use the space properly.

(2) There must be an aisle at least five (5) feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way.

(3) Lighting. Bicycle parking shall be at least as well lit as vehicle parking for security.

(4) Reserved Areas. Areas set aside for bicycle parking shall be clearly marked and reserved for bicycle parking only.

…

(6) Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards.

Response: Planned bicycle parking has been located and designed to accommodate the design standards listed above. Per Table 4, six bicycle spaces are required for the planned land uses. The Preliminary Dimensioned Civil Site Plan (Exhibit A) illustrates the planned bicycle

parking location. A Preliminary Lighting Plan (Exhibit A) demonstrates adequate lighting is provided to the site, including the bicycle parking area. However, lighting fixture locations have not yet been determined; upon submittal of a Final Site Plan Review application, concurrent with a building permit submittal, a photometric plan is anticipated to be submitted to demonstrate compliance with the bicycle parking lighting requirement. The applicable criteria are met.

b. Short-term Bicycle Parking

(1) Provide lockers or racks that meet the standards of this section.

(2) Locate inside or outside the building within thirty (30) feet of the main entrance to the building or at least as close as the nearest vehicle parking space, whichever is closer.

Response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) shows the planned location of short-term bicycle parking. Bicycle racks are located within 30 feet of the front of the hotel building, near the loading area and building entrance. These criteria are met, as applicable.

c. Long-term Bicycle Parking

(1) Provide racks, storage rooms, or lockers in areas that are secure or monitored (e.g., visible to employees or customers or monitored by security guards).

(2) Locate the outside bicycle parking spaces within one hundred (100) feet of the entrance that will be accessed by the intended users.

(3) All of the spaces shall be covered.

d. Covered Parking (Weather Protection)

(1) When required, covered bicycle parking shall be provided in one (1) of the following ways: inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.

(2) Where required covered bicycle parking is not within a building or locker, the cover must be permanent and designed to protect the bicycle from rainfall and provide seven-foot minimum overhead clearance.

(3) Where required bicycle parking is provided in lockers, the lockers shall be securely anchored.

Table 4: Minimum Required Bicycle Parking Spaces

Use Categories	Minimum Required Spaces
Commercial Categories	
Commercial parking facilities, commercial, outdoor recreation, major event entertainment	4 or 1 per 20 auto spaces, whichever is greater
Self-service storage	None

Response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) shows the planned locations for six required bicycle parking spaces (±5.9 for 118 vehicle parking spaces). Long-term or covered spaces are neither planned nor required. The applicable criteria have been met.

> **16.94.030 - Off-Street Loading Standards**
>
> **A. Minimum Standards**
>
> …
>
> **2. The minimum loading area for non-residential uses shall not be less than ten (10) feet in width by twenty-five (25) feet in length and shall have an unobstructed height of fourteen (14) feet.**
>
> **3. Multiple uses on the same parcel or adjacent parcels may utilize the same loading area if it is shown in the development application that the uses will not have substantially overlapping delivery times.**
>
> **4. The following additional minimum loading space is required for buildings in excess of twenty thousand (20,000) square feet of gross floor area:**
>
> **a. Twenty thousand (20,000) to fifty (50,000) sq. ft. - five hundred (500) sq. ft.**
>
> **b. Fifty (50,000) sq. ft. or more - seven hundred fifty (750) sq. ft.**

Response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) illustrates loading areas (for both the storage facility and hotel) meet the minimum requirements above. The loading areas are at least 10 feet in width by 25 feet in length with an unobstructed height of at least 14 feet. Both structures are planned to be greater than 50,000 square feet of gross floor area (each). Therefore, the additional minimum loading space of at least 750 square feet is planned to be provided (to both buildings). These criteria are met.

> **B. Separation of Areas**
>
> **Any area to be used for the maneuvering of delivery vehicles and the unloading or loading of materials shall be separated from designated off-street parking areas and designed to prevent the encroachment of delivery vehicles onto off-street parking areas or public streets. Off-street parking areas used to fulfill the requirements of this Chapter shall not be used for loading and unloading operations.**

Response: Areas designated for the maneuvering of delivery vehicles and loading areas are planned to be separated from off-street parking areas. These areas are designed to prevent the encroachment of delivery vehicles onto off-street parking areas or public streets. However, the nature of the self-storage facility accommodates loading and unloading for customers/patrons (not delivery vehicles) in the designated loading area between the building and parking area. These criteria are met.

…

Chapter 16.96 - ON-SITE CIRCULATION

16.96.010 - On-Site Pedestrian and Bicycle Circulation

A. Purpose

On-site facilities shall be provided that accommodate safe and convenient pedestrian access within new subdivisions, multi-family developments, planned unit developments, shopping centers and commercial districts, and connecting to adjacent residential areas and neighborhood activity centers within one-half mile of the development. Neighborhood activity centers include but are not limited to existing or planned schools, parks, shopping areas, transit stops or employment centers. All new development, (except single-family detached housing), shall provide a continuous system of private pathways/sidewalks.

B. Maintenance

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

C. Joint Access

Two (2) or more uses, structures, or parcels of land may utilize the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfied the other requirements of this Code, provided that satisfactory legal evidence is presented to the City in the form of deeds, easements, leases, or contracts to clearly establish the joint use.

D. Connection to Streets

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

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

Response: The site will connect directly to a public street, SW Century Drive. Ingress and egress per SZCDC are planned, with private sidewalks extending from the ground floor entrances to the public sidewalk via several connections to SW Century Drive. Therefore, these criteria are met.

E. Maintenance of Required Improvements

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

F. Access to Major Roadways

Points of ingress or egress to and from Highway 99W and arterials designated on the Transportation Plan Map, attached as Appendix C of the Community Development Plan, Part II, shall be limited as follows:

…

3. All site plans for new development submitted to the City for approval after the effective date of this Code shall show ingress and egress from existing or planned local or collector streets, consistent with the Transportation Plan Map and Section VI of the Community Development Plan.

G. Service Drives

Service drives shall be provided pursuant to Section 16.94.030.

Response: The subject site is not located along a highway or arterial road. The site has two existing driveways from SW Century Drive along the northern property boundary. The driveways are consistent with the Transportation Plan Map and SCZDC. For further information, please see the Transportation Documentation (Exhibit L). These criteria are met.

…

16.96.030 - Minimum Non-Residential Standards

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

A. Driveways

1. Commercial: Improved hard surface driveways are required as follows:

Required		Minimum Width	
Parking Spaces	# Driveways	One-Way Pair	Two-Way
1-49	1	15 feet	24 feet
50 & above	2	15 feet	24 feet

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

Required		Minimum Width	
Parking Spaces	# Driveways	One-Way Pair	Two-Way
1-249	1	15 feet	24 feet
250 & Above	2	15 feet	24 feet

3. Surface materials are encouraged to be pervious when appropriate considering soils, anticipated vehicle usage and other pertinent factors.

Response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) demonstrates that driveways are planned to meet or exceed the 24-foot minimum width requirement. Based on anticipated vehicle usage, pervious surfaces are not planned. These criteria are met.

B. Sidewalks and Curbs

1. A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without

improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within five hundred (500) feet of the site, future phases of development, and whenever possible to parks and open spaces.

2. Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority.

3. Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other pervious durable surface. Primary pathways connecting front entrances to the right of way shall be at least 6 feet wide and conform to ADA standards. Secondary pathways between buildings and within parking areas shall be a minimum of four (4) feet wide and/or conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include painted striping.

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

Response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) illustrates an accessible connection extending from the building entrances to other buildings on the site and extending to the existing public sidewalk along SW Century Drive. Raised walkways with curbs are provided to separate vehicles and pedestrians. Walkways are planned to be constructed of a durable and hard surface, meet applicable Americans with Disabilities Act (ADA) standards, and meet the applicable dimensional requirements. Driveway crossings will be marked, as applicable. These criteria, where applicable, are met.

16.96.040 - On-Site Vehicle Circulation

…

C. Connection to Streets

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

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

…

Response: On-site vehicular circulation and direct vehicular access are planned to be provided to SW Century Drive. Private sidewalks will connect ground floor entrances of each building to the existing public sidewalk along SW Century Drive. These criteria are met.

Chapter 16.98 - ON-SITE STORAGE

…

16.98.020 - Solid Waste and Recycling Storage

All uses shall provide solid waste and recycling storage receptacles which are adequately sized to accommodate all solid waste generated on site. All solid waste and recycling storage areas and receptacles shall be located out of public view. Solid waste and recycling receptacles for multi-family, commercial, industrial and institutional uses shall be screened by six (6) foot high sight-obscuring fence or masonry wall and shall be easily accessible to collection vehicles.

…

Response: As shown on the Preliminary Plans (Exhibit A), an existing parking island southwest of the hotel is planned to be modified to locate a new trash and recycling enclosure. The enclosure is shown in a location with ease of access for hotel employees/ guests and is intended to be screened appropriately from view. The final location and orientation of the trash enclosures will be coordinated with Pride Disposal Company. These criteria are met.

Division VI. - PUBLIC INFRASTRUCTURE

Chapter 16.106 - TRANSPORTATION FACILITIES

16.106.010 – Generally

A. Creation

Public streets shall be created in accordance with provisions of this Chapter. Except as otherwise provided, all street improvements and rights-of-way shall conform to standards for the City's functional street classification, as shown on the Transportation System Plan (TSP) Map (Figure 17) and other applicable City standards. The following table depicts the guidelines for the street characteristics.

Type of Street	Right of Way Width	Number of Lanes	Minimum Lane Width	On Street Parking Width	Bike Lane Width	Sidewalk Width	Landscape Strip (exclusive of Curb)	Median Width
Arterial	60-102’	2-5	12’	Limited	6 feet	6-8’	5’	14’ if required

16.106.020 - Required Improvements

A. Generally

Except as otherwise provided, all developments containing or abutting an existing or proposed street, that is either unimproved or substandard in right-of-way width or improvement, shall dedicate the necessary right-of-way prior to the issuance of building permits and/or complete acceptable improvements prior to issuance of occupancy permits. Right-of-way requirements are based on

functional classification of the street network as established in the Transportation System Plan, Figure 17.

B. Existing Streets

Except as otherwise provided, when a development abuts an existing street, the improvements requirement shall apply to that portion of the street right-of-way located between the centerline of the right-of-way and the property line of the lot proposed for development. In no event shall a required street improvement for an existing street exceed a pavement width of thirty (30) feet.

D. Extent of Improvements

1. Streets required pursuant to this Chapter shall be dedicated and improved consistent with Chapter 6 of the Community Development Plan, the TSP and applicable City specifications included in the City of Sherwood Construction Standards. Streets shall include curbs, sidewalks, catch basins, street lights, and street trees. Improvements shall also include any bikeways designated on the Transportation System Plan map. Applicant may be required to dedicate land for required public improvements only when the exaction is directly related to and roughly proportional to the impact of the development, pursuant to Section 16.106.090.

2. If the applicant is required to provide street improvements, the City Engineer may accept a future improvements guarantee in lieu of street improvements if one or more of the following conditions exist, as determined by the City:

a. A partial improvement is not feasible due to the inability to achieve proper design standards;

b. A partial improvement may create a potential safety hazard to motorists or pedestrians.

c. Due to the nature of existing development on adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide a significant improvement to street safety or capacity;

d. The improvement would be in conflict with an adopted capital improvement plan;

e. The improvement is associated with an approved land partition on property zoned residential use and the proposed land partition does not create any new streets; or

f. Additional planning work is required to define the appropriate design standards for the street and the application is for a project that would contribute only a minor portion of the anticipated future traffic on the street.

Response: The subject property fronts SW Century Drive. Access to the site is gained from SW Century Drive, which is already constructed to the ultimate extent of required

improvement. A dedication of right-of-way is not required, and the applicable standards listed above are met.

> **E. Transportation Facilities Modifications**
>
> **1. A modification to a standard contained within this Chapter and Section 16.58.010 and the standard cross sections contained in Chapter 8 of the adopted TSP may be granted in accordance with the procedures and criteria set out in this section.**
>
> **2. A modification request concerns a deviation from the general design standards for public facilities, in this Chapter, Section 16.58.010, or Chapter 8 in the adopted Transportation System Plan. The standards that may be modified include but are not limited to:**
>
> **…**
>
> **g. Access policy.**
>
> **…**

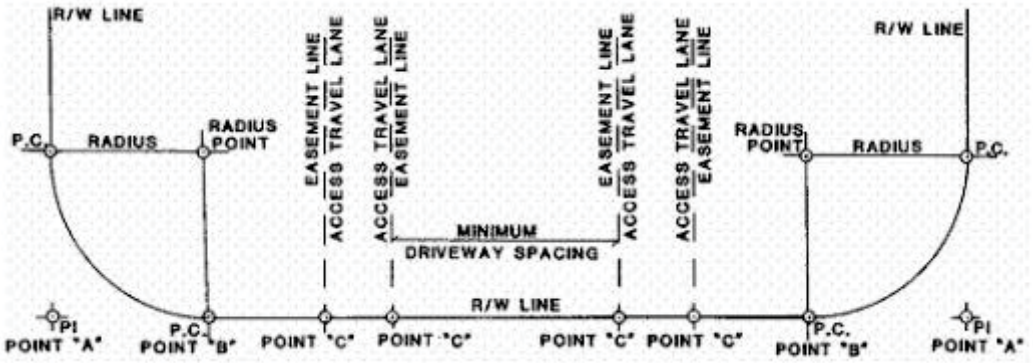
Response: As discussed in the Transportation Documentation (Exhibit L), this application seeks deviation for the existing driveway access spacing requirement for the easternmost site access. This driveway is expected to function as a secondary/service and emergency access for the storage building. Full movement access is proposed for the new north-south drive aisle to be created at the existing east driveway approach on SW Century Drive. It is noted that the existing site access aligns with the full movement service entrance to the Walmart building to the north. For further transportation information, please see Exhibit L.

> **…**
>
> **16.106.040 – Design**
>
> **Standard cross sections showing street design and pavement dimensions are located in the City of Sherwood's Engineering Design Manual.**
>
> **…**
>
> **M. Vehicular Access Management**
>
> **All developments shall have legal access to a public road. Access onto public streets shall be permitted upon demonstration of compliance with the provisions of adopted street standards in the Engineering Design Manual.**
>
> **1. Measurement: See the following access diagram where R/W = Right-of-Way; and P.I. = Point-of-Intersection where P.I. shall be located based upon a 90 degree angle of intersection between ultimate right-of-way lines.**
>
> **a. Minimum right-of-way radius at intersections shall conform to City standards.**
>
> **b. All minimum distances stated in the following sections shall be governed by sight distance requirements according to the Engineering Design Manual.**

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

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

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



Response: The Preliminary Dimensioned Civil Site Plan (Exhibit A) demonstrates that the project will be served by driveways that conform to the applicable geometric requirements to establish legal access to SW Century Drive. These criteria are met.

2. Roadway Access

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

c. Collectors:

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

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

accordance with AASHTO standards. This requirement may result in access spacing greater than one hundred (100) feet.

....

Response: Parkway Village South has two existing approved permanent accesses along SW Century Drive, a Collector street. An additional driveway access to SW Century Drive was provided along the site's eastern property line as part if the site improvement process. This access is ideal for larger truck loading/unloading associated with the storage use and is expected to function as a secondary/services and emergency access for the hotel, given the hotel's building entrance, loading area, orientation of parking, etc. As discussed in Exhibit L, full movement access is planned for the drive aisle extending to the south from the existing approach on SW Century Drive. Therefore, these criteria are met.

16.106.060 – Sidewalks

A. Required Improvements

1. Except as otherwise provided, sidewalks shall be installed on both sides of a public street and in any special pedestrian way within new development.

2. For Highway 99W, arterials, or in special industrial districts, the City Manager or designee may approve a development without sidewalks if alternative pedestrian routes are available.

B. Design Standards

1. Arterial and Collector Streets

Arterial and collector streets shall have minimum six (6) or eight (8) foot wide sidewalks/multi-use paths, located as required by this Code. Residential areas shall have a minimum of a six (6) foot wide sidewalk and commercial industrial areas shall have a minimum of an eight (8) foot wide sidewalk.

C. Pedestrian and Bicycle Paths

Provide bike and pedestrian connections on public easements or right-of-way when full street connections are not possible, with spacing between connections of no more than 330 feet except where prevented by topography, barriers such as railroads or highways, or environmental constraints such as rivers and streams.

Response: The Existing Conditions Plan (Exhibit A) demonstrates sidewalks along SW Century Drive currently exist. The criteria above are met.

16.106.070 - Bike Lanes

If shown in Figure 13 of the Transportation System Plan, bicycle lanes shall be installed in public rights-of-way, in accordance with City specifications. Bike lanes shall be installed on both sides of designated roads, should be separated from the road by a twelve-inch stripe or other means approved by Engineering Staff, and should be a minimum of five (5) feet wide.

Response: As shown in Figure 13 of the TSP, Bicycle lanes are not currently required or provided along both sides of SW Century Road, per City specifications. The criterion is not applicable.

16.106.080 - Traffic Impact Analysis (TIA)

A. Purpose

The purpose of this section is to implement Sections 660-012-0045(2)(b) and -0045(2)(e) of the State Transportation Planning Rule (TPR), which require the City to adopt performance standards and a process to apply conditions to land use proposals in order to minimize impacts on and protect transportation facilities. This section establishes requirements for when a traffic impact analysis (TIA) must be prepared and submitted; the analysis methods and content involved in a TIA; criteria used to review the TIA; and authority to attach conditions of approval to minimize the impacts of the proposal on transportation facilities.

This section refers to the TSP for performance standards for transportation facilities as well as for projects that may need to be constructed as mitigation measures for a proposal's projected impacts. This section also relies on the City's Engineering Design Manual to provide street design standards and construction specifications for improvements and projects that may be constructed as part of the proposal and mitigation measures approved for the proposal.

B. Applicability

A traffic impact analysis (TIA) shall be required to be submitted to the City with a land use application at the request of the City Engineer or if the proposal is expected to involve one (1) or more of the following:

1. An amendment to the Sherwood Comprehensive Plan or zoning map.

2. A new direct property approach road to Highway 99W is proposed.

3. The proposed development generates fifty (50) or more PM peak-hour trips on Highway 99W, or one hundred (100) PM peak-hour trips on the local transportation system.

4. An increase in use of any adjacent street or direct property approach road to Highway 99W by ten (10) vehicles or more per day that exceed the twenty thousand-pound gross vehicle weight.

5. The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard.

6. A change in internal traffic patterns that may cause safety problems, such as back up onto the highway or traffic crashes in the approach area.

C. Requirements

The following are typical requirements that may be modified in coordination with Engineering Staff based on the specific application.

1. **Pre-application Conference. The applicant shall meet with the City Engineer prior to submitting an application that requires a TIA. This meeting will be coordinated with Washington County and ODOT when an approach road to a County road or Highway 99W serves the property, so that the TIA will meet the requirements of all relevant agencies.**
2. **Preparation. The TIA shall be prepared by an Oregon Registered Professional Engineer qualified to perform traffic Engineering analysis and will be paid for by the applicant.**
3. **Typical Average Daily Trips and Peak Hour Trips. The latest edition of the Trip Generation Manual, published by the Institute of Transportation Engineers (ITE), shall be used to gauge PM peak hour vehicle trips, unless a specific trip generation study that is approved by the City Engineer indicates an alternative trip generation rate is appropriate.**
4. **Intersection-level Analysis. Intersection-level analysis shall occur at every intersection where the analysis shows that fifty (50) or more peak hour vehicle trips can be expected to result from the development.**
5. **Transportation Planning Rule Compliance. The requirements of OAR 660-012-0060 shall apply to those land use actions that significantly affect the transportation system, as defined by the Transportation Planning Rule.**

D. Study Area

The following facilities shall be included in the study area for all TIAs:

1. **All site-access points and intersections (signalized and unsignalized) adjacent to the proposed development site. If the site fronts an arterial or collector street, the analysis shall address all intersections and driveways along the site frontage and within the access spacing distances extending out from the boundary of the site frontage.**
2. **Roads and streets through and adjacent to the site.**
3. **All intersections needed for signal progression analysis.**
4. **In addition to these requirements, the City Engineer may require analysis of any additional intersections or roadway links that may be adversely affected as a result of the proposed development.**

E. Analysis Periods

To adequately assess the impacts of a proposed land use action, the following study periods, or horizon years, should be addressed in the transportation impact analysis where applicable:

1. **Existing Year.**
2. **Background Conditions in Project Completion Year. The conditions in the year in which the proposed land use action will be completed and occupied, but without the expected**

traffic from the proposed land use action. This analysis should account for all City-approved developments that are expected to be fully built out in the proposed land use action horizon year, as well as all planned transportation system improvements.

3. Full Buildout Conditions in Project Completion Year. The background condition plus traffic from the proposed land use action assuming full build-out and occupancy.

4. Phased Years of Completion. If the project involves construction or occupancy in phases, the applicant shall assess the expected roadway and intersection conditions resulting from major development phases. Phased years of analysis will be determined in coordination with City staff.

5. Twenty-Year or TSP Horizon Year. For planned unit developments, comprehensive plan amendments or zoning map amendments, the applicant shall assess the expected future roadway, intersection, and land use conditions as compared to approved comprehensive planning documents.

F. Approval Criteria

When a TIA is required, a proposal is subject to the following criteria, in addition to all criteria otherwise applicable to the underlying land use proposal:

1. The analysis complies with the requirements of 16.106.080.C;

2. The analysis demonstrates that adequate transportation facilities exist to serve the proposed development or identifies mitigation measures that resolve identified traffic safety problems in a manner that is satisfactory to the City Engineer and, when County or State highway facilities are affected, to Washington County and ODOT;

3. For affected non-highway facilities, the TIA demonstrates that mobility and other applicable performance standards established in the adopted City TSP have been met; and

4. Proposed public improvements are designed and will be constructed to the street standards specified in Section 16.106.010 and the Engineering Design Manual, and to the access standards in Section 16.106.040.

5. Proposed public improvements and mitigation measures will provide safe connections across adjacent right-of-way (e.g., protected crossings) when pedestrian or bicycle facilities are present or planned on the far side of the right-of-way.

G. Conditions of Approval

The City may deny, approve, or approve a development proposal with conditions needed to meet operations and safety standards and provide the necessary right-of-way and improvements to ensure consistency with the future planned transportation system. Improvements required as a condition of development approval, when not voluntarily provided by the applicant, shall be roughly proportional to the impact of the development on transportation facilities, pursuant to Section 16.106.090. Findings in the development approval shall indicate how the required improvements

are directly related to and are roughly proportional to the impact of development.

Response: Transportation documentation prepared by Kittelson & Associates, Inc. is included as Exhibit L. The Trip Generation Letter meets the applicable requirements listed above. Please see Exhibit L for further information.

16.106.090 - Rough Proportionality

A. Purpose

The purpose of this section is to ensure that required transportation facility improvements are roughly proportional to the potential impacts of the proposed development. The rough proportionality requirements of this section apply to both frontage and non-frontage improvements. A proportionality analysis will be conducted by the City Engineer for any proposed development that triggers transportation facility improvements pursuant to this chapter. The City Engineer will take into consideration any benefits that are estimated to accrue to the development property as a result of any required transportation facility improvements. A proportionality determination can be appealed pursuant to Chapter 16.76. The following general provisions apply whenever a proportionality analysis is conducted.

B. Mitigation of impacts due to increased demand for transportation facilities associated with the proposed development shall be provided in rough proportion to the transportation impacts of the proposed development. When applicable, anticipated impacts will be determined by the TIA in accordance with Section 16.106.080. When no TIA is required, anticipated impacts will be determined by the City Engineer.

C. The following shall be considered when determining proportional improvements:

1. Condition and capacity of existing facilities within the impact area in relation to City standards. The impact area is generally defined as the area within a one-half-mile radius of the proposed development. If a TIA is required, the impact area is the TIA study area.

2. Existing vehicle, bicycle, pedestrian, and transit use within the impact area.

3. The effect of increased demand on transportation facilities and other approved, but not yet constructed, development projects within the impact area that is associated with the proposed development.

4. Applicable TSP goals, policies, and plans.

5. Whether any route affected by increased transportation demand within the impact area is listed in any City program including school trip safety; neighborhood traffic management; capital improvement; system development improvement, or others.

6. Accident history within the impact area.

7. Potential increased safety risks to transportation facility users, including pedestrians and cyclists.

8. Potential benefit the development property will receive as a result of the construction of any required transportation facility improvements.

9. Other considerations as may be identified in the review process pursuant to Chapter 16.72.

Response: Proportionate share was determined to not be necessary/appropriate in regard to this project. For further information, please see the Transportation Documentation (Exhibit L). The criteria are not applicable.

Chapter 16.108 - IMPROVEMENT PLAN REVIEW

16.108.010 - Preparation and Submission

An improvement plan shall be prepared and stamped by a Registered Civil Engineer certifying compliance with City specifications. Two (2) sets of the plan shall be submitted to the City for review. An improvements plan shall be accompanied by a review fee as per this Section.

A. Review Fee

Plan review fees are calculated as a percentage of the estimated total cost of improvements and are set by the "Schedule of Development and Business Fees" adopted by Resolution of the Council. This schedule is included herein for the purposes of information, but is deemed to be separate from and independent of this Code.

B. Engineering Agreement

A copy of an agreement or contract between the applicant and Registered Civil Engineer for:

1. Surveying sufficient to prepare construction plans.

2. Preparation of construction plans and specifications.

3. Construction staking, and adequate inspection.

4. Construction notes sufficient to develop accurate as-built plans.

5. Drawing of accurate as-built plans and submission of reproducible mylars for finals to the City.

6. Certificate stating that construction was completed in accordance with required plans and specifications.

Response: Plans prepared by a registered civil engineer certifying compliance with City specifications will be submitted as part of construction permit submittal.

Chapter 16.110 - SANITARY SEWERS

16.110.010 - Required Improvements

Sanitary sewers shall be installed to serve all new developments and shall connect to existing sanitary sewer mains. Provided, however, that when impractical to immediately connect to a trunk sewer system, the use of septic tanks may be approved, if sealed sewer laterals are installed for future connection and the temporary system meets all other applicable City, Clean Water Services, Washington County and State sewage disposal standards.

16.110.020 - Design Standards

A. Capacity

Sanitary sewers shall be constructed, located, sized, and installed at standards consistent with this Code, the Sanitary Sewer Service Plan Map in the Sanitary Sewer Master Plan, and other applicable Clean Water Services and City standards, in order to adequately serve the proposed development and allow for future extensions.

B. Over-Sizing

1. When sewer facilities will, without further construction, directly serve property outside a proposed development, gradual reimbursement may be used to equitably distribute the cost of that over-sized system.

2. Reimbursement shall be in an amount estimated by the City to be a proportionate share of the cost for each connection made to the sewer by property owners outside of the development, for a period of ten (10) years from the time of installation of the sewers. The boundary of the reimbursement area and the method of determining proportionate shares shall be determined by the City. Reimbursement shall only be made as additional connections are made and shall be collected as a surcharge in addition to normal connection charges.

16.110.030 - Service Availability

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

Response: According to comments provided by the City's Engineering Department in conjunction with the pre-application conference (PAC 2021-015), sanitary sewer service is available within SW Century Drive along the entire project site, and within a public easement along the south and east sides of the property. Therefore, extensions of the existing sanitary sewer system are not anticipated, and existing laterals can be used. Planned improvements related to sanitary sewer are shown on the Preliminary Composite Utility Plan in Exhibit A. The applicable standards are met.

Chapter 16.112 - WATER SUPPLY*

16.112.010 - Required Improvements

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

16.112.020 - Design Standards

A. Capacity

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

B. Fire Protection

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

C. Over-Sizing

1. When water mains will, without further construction, directly serve property outside a proposed development, gradual reimbursement may be used to equitably distribute the cost of that over-sized system.

2. Reimbursement shall be in an amount estimated by the City to be the proportionate share of the cost of each connection made to the water mains by property owners outside the development, for a period of ten (10) years from the time of installation of the mains. The boundary of the reimbursement area and the method of determining proportionate shares shall be determined by the City. Reimbursement shall only be made as additional connections are made and shall be collected as a surcharge in addition to normal connection charges.

3. When over-sizing is required in accordance with the Water System Master Plan, it shall be installed per the Water System Master Plan. Compensation for over-sizing may be provided through direct reimbursement, from the City, after mainlines have been accepted. Reimbursement of this nature would be utilized when the cost of over-sizing is for system wide improvements.

16.112.030 - Service Availability

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

Response: According to comments provided by the City's Engineering Department in conjunction with the pre-application conference (PAC 2021-015), there is currently a 12-inch diameter public water line within SW Century Drive along the full length of the project site. Planned improvements related to water lines are shown on the Preliminary Composite Utility Plan in Exhibit A. The applicable standards are met.

Chapter 16.114 - STORM WATER*

16.114.010 - Required Improvements

Storm water facilities, including appropriate source control and conveyance facilities, shall be installed in new developments and shall connect to the existing downstream drainage systems consistent with the Comprehensive Plan and the requirements of the Clean Water Services water quality regulations contained in their Design and Construction Standards R&O 04-9, or its replacement.

16.114.020 - Design Standards

A. Capacity

Storm water drainage systems shall be sized, constructed, located, and installed at standards consistent with this Code, the Storm Drainage Master Plan Map, attached as Exhibit E, Chapter 7 of the Community Development Plan, other applicable City standards, the

Clean Water Services Design and Construction standards R&O 04-9 or its replacement, and hydrologic data and improvement plans submitted by the developer.

B. On-Site Source Control

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

C. Conveyance System

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

16.114.030 - Service Availability

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

Response: According to comments provided by the City's Engineering Department in conjunction with the pre-application conference (PAC 2021-015), there is currently a 36-inch diameter public storm sewer along the east side of the project site, and an 18-inch diameter public storm sewer along the south side of the property. Planned improvements related to stormwater are shown on the Preliminary Storm Drainage Plan and Preliminary Composite Utility Plan in Exhibit A. The applicable standards are met.

Chapter 16.116 - FIRE PROTECTION*

16.116.010 - Required Improvements

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

16.116.020 - Standards

A. Capacity

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

B. Fire Flow

Standards published by the Insurance Services Office, entitled "Guide for Determination of Required Fire Flows" shall determine the capacity of facilities required to furnish an adequate fire flow. Fire protection facilities shall be adequate to convey quantities of water, as determined by ISO standards, to any outlet in the system, at no less than twenty (20) pounds per square inch residual pressure. Water supply for fire protection purposes shall be restricted to that available from the City water system. The location of hydrants shall be taken into account in determining whether an adequate water supply exists.

C. Access to Facilities

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

D. Hydrants

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

Response: Adequate water supply is currently available to the subject site. Existing and planned fire hydrants are illustrated on the Preliminary Composite Utility Plan (Exhibit A). A service provider letter from Tualatin Valley Fire & Rescue is included as Exhibit M, demonstrating adequate access and flows are met for the new structures. No deficiencies have been identified. The applicable criteria are met.

16.116.030 - Miscellaneous Requirements

A. Timing of Installation

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

B. Maintenance of Facilities

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

C. Modification of Facilities

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

Response: These standards are understood and fire protection installation will be timed so as to be serviceable prior to or at the time that combustible construction begins on the project site. These criteria are met or will be met as applicable.

Chapter 16.118 - PUBLIC AND PRIVATE UTILITIES

16.118.010 - Purpose

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

16.118.020 - Standard

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

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

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

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

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

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

Response: The existing 8-foot-wide PUE (on Tax Lot 1100) is shown on the Preliminary Plans attached as Exhibit A. Franchise utilities are anticipated to be located and installed consistent with SZCDC, City, and utility company standards. These criteria are met.

16.118.030 - Underground Facilities

Except as otherwise provided, all utility facilities, including but not limited to, electric power, telephone, natural gas, lighting, cable television, and telecommunication cable, shall be placed underground, unless specifically authorized for above ground installation, because the points of connection to existing utilities make underground installation impractical, or for other reasons deemed acceptable by the City.

16.118.040 - Exceptions

Surface-mounted transformers, surface-mounted connection boxes and meter cabinets, temporary utility service facilities during construction, high capacity

electric and communication feeder lines, and utility transmission lines operating at fifty thousand (50,000) volts or more may be located above ground. The City reserves the right to approve location of all surface-mounted transformers.

Response: Utilities are currently located underground and do not require relocation. The location of surface-mounted transformers, connection boxes, and meter cabinets are planned to be determined with construction plans. These criteria are met.

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

Chapter 16.124 – PROPERTY LINE ADJUSTMENTS AND LOT CONSOLIDATIONS

16.124.010 - Approval Process

A. The City Manager or his or her designee may approve a property line adjustment by means of a Type I procedure as governed by Chapter 16.72, using approval criteria contained in this Chapter.

B. Time Limit on Approval

The property line adjustment decision shall be effective for one year from the date of approval.

C. Extension of Approval

If the adjustment is not recorded with the County within one year, the land use approval expires and must be resubmitted. The City Manager or his/her designee may, upon written request by the applicant, grant an extension up to one year upon a written finding that the facts have not changed to an extent sufficient to warrant re-filing of the property line adjustment and that no other development approval would be affected.

Response: The process described above is understood.

16.124.020 - Approval Criteria

A. The City Manager or his/her designee shall approve or deny a request for a property line adjustment in writing based on findings that the following criteria are satisfied:

1. No new lots are created

Response: As shown on the Preliminary Property Line Adjustment Plan (Exhibit A), the adjustments involve four separate lots. The purpose of the property line adjustment is to reconfigure the common boundary between the hotel and storage facility (between Lot 1 and Lot 2 of Parkway Village South subdivision plat) and center the common boundary along the shared driveway aisle (between Lot 1, Lot 2, Lot 3, and Lot 5). No new lots are created after the common property lines are adjusted. The criterion is met.

2. The adjusted lots comply with the applicable zone requirements.

Response: As discussed previously in Section 16.31, the lots comply with the applicable lot dimensional standards, setbacks, and uses of the LI zoning district. As shown on the Preliminary Plans (Exhibit A), Lot 1 and Lot 2 are currently vacant of structures and planned buildings demonstrate compliance with the applicable building setbacks upon reconfiguration. The purpose of the property line adjustment involving Lot 3 and Lot 5 is

to center the common boundary along the shared drive aisle. Therefore, adjusting the east boundaries of Lot 3 and Lot 5 will not impact existing improvements and the properties remain in compliance with lot dimensional standards, setbacks, etc. The criterion is met.

3. The adjusted lots continue to comply with other regulatory agency or department requirements.

B. If the property line adjustment is processed with another development application, all applicable standards of the Code shall apply.

Response: The property line adjustments are planned to be reviewed in conjunction with the other applications associated with this project. This consolidated application and accompanying materials demonstrate the reconfigured lots comply with applicable requirements. For further details, please see the Preliminary Property Line Adjustment Plan (Exhibit A) and Legal Descriptions (Exhibit Q). The criteria are met, as applicable.

16.124.030 - Filing and Recording Requirements

A. Recording Requirements If a property line adjustment is approved by the City, it does not become final until reviewed and approved by County in accordance with its property line adjustment recording requirements.

B. Time Limit The applicant shall submit the copy of the recorded property line adjustment survey map to the City within 30 days of recording and shall be completed prior to the issuance of any building permits on the re-configured lots.

Response: The process described above is understood and can be met.

Division VIII. - ENVIRONMENTAL RESOURCES

…

Chapter 16.142 - PARKS, TREES AND OPEN SPACES

16.142.040 - Visual Corridors

A. Corridors Required

New developments located outside of the Old Town Overlay with frontage on Highway 99W, or arterial or collector streets designated on Figure 8-1 of the Transportation System Plan shall be required to establish a landscaped visual corridor according to the following standards:

	Category	Width
3	Collector	10 feet

In residential developments where fences are typically desired adjoining the above described major street the corridor may be placed in the road right-of-way between the property line and the sidewalk. In all other developments, the visual corridor shall be on private property adjacent to the right-of-way.

Response: The project site is located outside of the Old Town Overlay district with frontage on Collector street SW Century Drive; therefore, a 10-foot-wide landscaped visual corridor is required adjacent to the Collector's right-of-way. As shown on the Preliminary Landscape Plan (Exhibit A), these criteria are met.

B. Landscape Materials

The required visual corridor areas shall be planted as specified by the review authority to provide a continuous visual and/or acoustical buffer between major streets and developed uses. Except as provided for above, fences and walls shall not be substituted for landscaping within the visual corridor. Uniformly planted, drought resistant street trees and ground cover, as specified in Section 16.142.060, shall be planted in the corridor by the developer. The improvements shall be included in the compliance agreement. In no case shall trees be removed from the required visual corridor.

Response: Landscaping materials within the required visual corridor (along SW Century Drive) is planned to be planted in order to provide a continuous visual and acoustical buffer between the Collector street and the project site. Fences and walls have not been substituted for landscaping within the planned visual corridor. Uniformly planted, drought-resistant street trees and ground cover, as specified by Section 16.142.060, have been planned within these areas. These criteria are met.

C. Establishment and Maintenance

Designated visual corridors shall be established as a portion of landscaping requirements pursuant to Chapter 16.92. To assure continuous maintenance of the visual corridors, the review authority may require that the development rights to the corridor areas be dedicated to the City or that restrictive covenants be recorded prior to the issuance of a building permit.

Response: These standards are understood, and visual corridor area is planned to be maintained as a portion of site landscaping. These criteria are met.

D. Required Yard

Visual corridors may be established in required yards, except that where the required visual corridor width exceeds the required yard width, the visual corridor requirement shall take precedence. In no case shall buildings be sited within the required visual corridor, with the exception of front porches on townhomes, as permitted in Section 16.44.010(E)(4)(c).

Response: The Preliminary Plans show the planned visual corridor along SW Century Drive meets the applicable requirements of this section. These criteria are met.

16.142.060 - Street Trees

A. Installation of Street Trees on New or Redeveloped Property.

Trees are required to be planted to the following specifications along public streets abutting or within any new development or re-development. Planting of such trees shall be a condition of development approval. The City shall be subject to the same standards for any developments involving City-owned property, or when constructing or reconstructing City streets. After installing street trees, the property owner shall be responsible for maintaining the street trees on the owner's property or within the right-of-way adjacent to the owner's property.

1. Location: Trees shall be planted within the planter strip along a newly created or improved streets. In the event that a planter strip is not required or available, the trees shall be

planted on private property within the front yard setback area or within public street right-of-way between front property lines and street curb lines or as required by the City.

2. Size: Trees shall have a minimum trunk diameter of two (2) caliper inches, which is measured six inches above the soil line, and a minimum height of six (6) feet when planted.

3. Types: Developments shall include a variety of street trees. The trees planted shall be chosen from those listed in 16.142.080 of this Code.

4. Required Street Trees and Spacing:

   a. The minimum spacing is based on the maximum canopy spread identified in the recommended street tree list in section 16.142.080 with the intent of providing a continuous canopy without openings between the trees. For example, if a tree has a canopy of forty (40) feet, the spacing between trees is forty (40) feet. If the tree is not on the list, the mature canopy width must be provided to the planning department by a certified arborist.

   b. All new developments shall provide adequate tree planting along all public streets. The number and spacing of trees shall be determined based on the type of tree and the spacing standards described in a. above and considering driveways, street light locations and utility connections. Unless exempt per c. below, trees shall not be spaced more than forty (40) feet apart in any development.

   c. A new development may exceed the forty-foot spacing requirement under section b. above, under the following circumstances:

      (1) Installing the tree would interfere with existing utility lines and no substitute tree is appropriate for the site; or

      (2) There is not adequate space in which to plant a street tree due to driveway or street light locations, vision clearance or utility connections, provided the driveways, street light or utilities could not be reasonably located elsewhere so as to accommodate adequate room for street trees; and

      (3) The street trees are spaced as close as possible given the site limitations in (1) and (2) above.

      (4) The location of street trees in an ODOT or Washington County right-of-way may require approval, respectively, by ODOT or Washington County and are subject to the relevant state or county standards.

      (5) For arterial and collector streets, the City may require planted medians in lieu of paved twelve-foot wide center turning

lanes, planted with trees to the specifications of this subsection.

Response: Street trees have been planted within the planter strips adjacent to SW Century Drive. Street trees have been specified to meet the minimum specifications at planting. According to Casefile SP 17-01/SUB 17-03, varieties have been planted from those listed in SZCDC 16.142.080. These criteria are met.

16.142.070 - Trees on Property Subject to Certain Land Use Applications

A. Generally

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

B. Applicability

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

C. Inventory

1. To assist the City in making its determinations on the retention of trees and woodlands, land use applications including Type II - IV development shall include a tree and woodland inventory and report. The report shall be prepared by a qualified professional and must contain the following information:
   a. Tree size (in DBH and canopy area)
   b. Tree species
   c. The condition of the tree with notes as applicable explaining the assessment
   d. The location of the tree on the site
   e. The location of the tree relative to the planned improvements
   f. Assessment of whether the tree must be removed to accommodate the development
   g. Recommendations on measures that must be taken to preserve trees during the construction that are not proposed to be removed.

Response: As inventoried and described on the approved Tree Preservation and Removal Plans (Sheets C031 and C032 associated with the Parkway Village South As-Builts) included as Exhibit P, the existing trees onsite were previously assessed (SP 17-03/SUB 17-01). The

required inventory materials, prepared by an arborist, are attached as Exhibit P. As shown on the Preliminary Demolition and Tree Removal Plan (Exhibit A), the following trees are located onsite:

Tree Number 26006, an Oregon Ash tree located on Tax Lot 1100, was previously assessed as dead. This dead tree is planned to be removed, as shown in Exhibit A.

Tree Number 26034, an Oregon Ash tree located on Tax Lot 1100, was previously assessed with declining health and poor structure ratings. This tree is planned to be removed, as shown in Exhibit A.

Tree Number 26048, an American Chestnut tree located on Tax Lot 1100, was approved for removal (SP 17-03/SUB 17-01). This tree remains in poor condition and is planned for removal with the siting of the hotel.

Tree Number 25975, a Douglas-fir tree located on Tax Lot 1100, was previously assessed in good condition, and planned for preservation. This tree is planned to be preserved, as shown in Exhibit A.

2. In addition to the general requirements of this Section, the tree and woodland inventory's mapping and report shall also include, but is not limited to, the specific information outlined in the appropriate land use application materials packet.

Response: The attached materials within Exhibit A and Exhibit P contain the applicable information, illustrating trees which are marked for preservation and removal with the listed required information. These criteria are met.

3. Definitions for the inventory purposes of this Section

a. A tree is a living woody plant having a trunk diameter as specified below at Diameter at Breast Height (DBH). Trees planted for commercial agricultural purposes, and/or those subject to farm forest deferral, such as nut and fruit orchards and Christmas tree farms, are excluded from this definition and from regulation under this Section, as are any living woody plants under six (6) inches at DBH. All trees six (6) inches or greater shall be inventoried.

b. A woodland is a biological community dominated by trees covering a land area of 20,000 square feet or greater at a density of at least fifty (50) trees per every 20,000 square feet with at least fifty percent (50%) of those trees of any species having a six (6) inches or greater at DBH. Woodlands planted for commercial agricultural purposes and/or subject to farm forest deferral, such as nut and fruit orchards and Christmas tree farms, are excluded from this definition, and from regulation under this Section.

c. A large stature tree is over 20 feet tall and wide with a minimum trunk diameter of 30 inches at DBH.

D. Retention requirements

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

Response: Trees have been considered for removal based on the need to accommodate the construction of buildings, parking, walkways, and grading on the site. The Required Tree Canopy requirements are addressed below and shown on the Preliminary Landscape Plan (Exhibit A). This criterion is met.

…

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

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

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

	Commercial, Industrial, Institutional Public, and Multi-Family
Canopy Requirement	30%
Counted Toward the Canopy Requirement	
Street trees included in canopy requirement	No
Landscaping requirements included in canopy requirement	Yes
Existing trees onsite	Yes x2
Planting new trees onsite	Yes
Mature Canopy in Square Feet Equation πr^2 or (3.14159*radius ^{2}) (This is the calculation to measure the square footage of a circle. The Mature Canopy is given in diameter. In gardening and horticulture reference books, therefore to get the radius you must divide the diameter in half.	
Canopy Calculation Example: Pin Oak Mature canopy = 35' (3.14159* 17.5 ^{2}) = 962 square feet	

Response: The subject property contains existing trees which must be removed for site development because of planned building and improvement locations and grading requirements. Trees which do not interfere with the development of the site are planned to be preserved. The Preliminary Landscape Plan (Exhibit A) shows 94 new trees are planned in order to comply with the 30 percent tree canopy requirement. Therefore, these criteria are met to the extent that they apply.

TREE CANOPY CALCULATIONS				
COMMON NAME	SIZE	EXPECTED DIA. – SPREAD AREA	QTY.	CANOPY AREA
EDITH BOUGE MAGNOLIA	SMALL	15' – 177 S.F.	1	177 S.F.
GREEN VASE ZELKOVA	LARGE	38' – 1,134 S.F.	6	6,804 S.F.
HEART THROB DOGWOOD	SMALL	20' – 314 S.F.	7	2,198 S.F.
CHANTICLEER CALLERY PEAR	SMALL	15' – 177 S.F.	3	531 S.F.
LONDON PLANETREE	LARGE	40' – 1,257 S.F.	18	22,626 S.F.
MARSHALL SEEDLESS ASH	LARGE	40' – 1,257 S.F.	8	10,056 S.F.
DOUGLAS FIR	LARGE	30' – 707 S.F.	7	4,949 S.F.
EXISTING DOUGLAS FIR	LARGE	30' – (707 S.F. COUNTED TWICE) 1,414 S.F.	1	1,414 S.F.
MAGNIFICA HACKBERRY	LARGE	40' – 1,257 S.F.	13	16,341 S.F.
SCARLET OAK	LARGE	40' – 1,257 S.F.	4	5,028 S.F.
WESTERN RED CEDAR	SMALL	15' – 177 S.F.	19	3,363 S.F.
BOWHALL MAPLE	SMALL	15' – 177 S.F.	9	1,593 S.F.
TOTAL EXPECTED TREE CANOPY COVERAGE PROVIDED				±75,080 S.F.
TREE CANOPY REQUIRED: ±233,552 S.F. (NET SITE AREA) x 30% TREE CANOPY = ±70,066 S.F. AREA REQUIRED.				

The Preliminary Landscape Plan (Exhibit A) shows, paired with the calculations above, an expected tree canopy coverage provided of ±75,080 square feet, greater than 30 percent of the required total net site area (±70,066 square feet tree canopy required). The criteria applicable to this industrial project are met.

4. **The City may determine that, regardless of D.1 through D.3, that certain trees or woodlands may be required to be retained. The basis for such a decision shall include; specific findings that retention of said trees or woodlands furthers the purposes and goals of this Section, is feasible and practical both within the context of the proposed land use plan and relative to other policies and standards of the City Comprehensive Plan, and are:**

   a. **Within a Significant Natural Area, 100-year floodplain, City greenway, jurisdictional wetland or other existing or future public park or natural area designated by the City Comprehensive Plan, or**

   b. **A landscape or natural feature as per applicable policies of the City Comprehensive Plan, or are necessary to keep other identified trees or woodlands on or near the site from being damaged or destroyed due to windfall, erosion, disease or other natural processes, or**

   c. **Necessary for soil stability and the control of erosion, for managing and preserving surface or groundwater quantities or quality, or for the maintenance of a natural drainageway, as per Clean Water Services stormwater management plans and standards of the City Comprehensive Plan, or**

   d. **Necessary in required buffers between otherwise incompatible land uses, or from natural areas, wetlands and greenways, or**

   e. **Otherwise merit retention because of unusual size, size of the tree stand, historic association or species**

type, habitat or wildlife preservation considerations, or some combination thereof, as determined by the City.

Response: These standards are understood. These situations are not anticipated on the project site.

…

7. All trees, woodlands, and vegetation located on any private property accepted for dedication to the City for public parks and open space, greenways, Significant Natural Areas, wetlands, floodplains, or for storm water management or for other purposes, as a condition of a land use approval, shall be retained outright, irrespective of size, species, condition or other factors. Removal of any such trees, woodlands, and vegetation prior to actual dedication of the property to the City shall be cause for reconsideration of the land use plan approval.

Response: This application does not involve lands for dedication. This standard is understood, but not applicable to this project.

E. Tree Preservation Incentive

Retention of existing native trees on site which are in good health can be used to achieve the required mature canopy requirement of the development. The expected mature canopy can be calculated twice for existing trees. For example, if one existing tree with an expected mature canopy of 10 feet (78.5 square feet) is retained it will count as twice the existing canopy (157 square feet).

Response: Trees designated for preservation have been calculated, where applicable, towards the mature canopy requirements for the proposed development at the specified rate. As shown on the Preliminary Plans (Exhibit A), a Douglar-fir tree is planned to be preserved and is shown 'counted twice' in the Tree Canopy Calculations table. The criterion is met.

F. Additional Preservation Incentives

1. General Provisions. To assist in the preservation of trees, the City may apply one or more of the following flexible standards as part of the land use review approval. To the extent that the standards in this section conflict with the standards in other sections of this Title, the standards in this section shall apply except in cases where the City determines there would be an unreasonable risk to public health, safety, or welfare. Flexibility shall be requested by the applicant with justification provided within the tree preservation and protection report as part of the land use review process and is only applicable to trees that are eligible for credit towards the effective tree canopy cover of the site. A separate adjustment application as outlined in Section 16.84.030.A is not required.

2. Flexible Development Standards. The following flexible standards are available to applicants in order to preserve trees on a development site. These standards cannot be combined with any other reductions authorized by this code.

a. Lot size averaging. To preserve existing trees in the development plan for any Land Division under

Division VII, lot size may be averaged to allow lots less than the minimum lot size required in the underlying zone as long as the average lot area is not less than that allowed by the underlying zone. No lot area shall be less than 80 percent of the minimum lot size allowed in the zone;

Response: Land division is not planned as part of this project; therefore, these criteria do not apply.

b. Setbacks. The following setback reductions will be allowed for lots preserving existing trees using the criteria in subsection (1) below. The following reductions shall be limited to the minimum reduction necessary to protect the tree.

(1) Reductions allowed:

(a.) Front yard - up to a 25 percent reduction of the dimensional standard for a front yard setback required in the base zone. Setback of garages may not be reduced by this provision.

(b.) Interior setbacks - up to a 40 percent reduction of the dimensional standards for an interior side and/or rear yard setback required in the base zone.

(c.) Perimeter side and rear yard setbacks shall not be reduced through this provision.

Response: The site contains few existing trees. Setback reductions are not sought; therefore, these criteria do not apply.

c. Approval criteria:

(1.) A demonstration that the reduction requested is the least required to preserve trees; and

(2.) The reduction will result in the preservation of tree canopy on the lot with the modified setbacks; and

(3.) The reduction will not impede adequate emergency access to the site and structure.

Response: A reduction in lot size or setbacks is not requested as part of this application; therefore, these criteria do not apply.

3. Sidewalks. Location of a public sidewalk may be flexible in order to preserve existing trees or to plant new large stature street trees. This flexibility may be accomplished through a curb-tight sidewalk or a meandering public sidewalk easement recorded over private property and shall be reviewed on a case by case basis in accordance with the provisions of the Engineering Design Manual, Street and Utility Improvement Standards. For preservation, this flexibility shall be the minimum required to achieve the

desired effect. For planting, preference shall be given to retaining the planter strip and separation between the curb and sidewalk wherever practicable. If a preserved tree is to be utilized as a street tree, it must meet the criteria found in the Street Tree section, 16.142.060.

Response: The site contains few existing trees. The criterion above is not applicable.

4. Adjustments to Commercial and Industrial development Standards. Adjustments to Commercial or Industrial Development standards of up to 20 feet additional building height are permitted provided;

   a. At least 50% of a Significant Tree stand's of canopy within a development site (and not also within the sensitive lands or areas that areas dedicated to the City) is preserved;

   b. The project arborist or qualified professional certifies the preservation is such that the connectivity and viability of the remaining significant tree stand is maximized;

   c. Applicable buffering and screening requirements are met;

   d. Any height adjustments comply with state building codes;

   e. Significant tree stands are protected through an instrument or action subject to approval by the City Manager or the City manager's designee that demonstrates it will be permanently preserved and managed as such;

      (1.) A conservation easement;

      (2.) An open space tract;

      (3.) A deed restriction; or

      (4.) Through dedication and acceptance by the City.

Response: Adjustments to industrial building height have not been planned. These criteria do not apply.

G. Tree Protection During Development

The applicant shall prepare and submit a final Tree and Woodland Plan prior to issuance of any construction permits, illustrating how identified trees and woodlands will be retained, removed or protected as per the Notice of Decision. Such plan shall specify how trees and woodlands will be protected from damage or destruction by construction activities, including protective fencing, selective pruning and root treatments, excavation techniques, temporary drainage systems, and like methods. At a minimum, trees to be protected shall have the area within the drip line of the tree protected from grading, stockpiling, and all other construction related activity unless specifically reviewed and recommended by a certified arborist or other qualified professional. Any work within the dripline of the tree shall be supervised by the project arborist or other qualified professional onsite during construction.

Response: As shown on the Preliminary Plans (Exhibit A), the tree planned for preservation is not near site disturbing activities. As shown on the Preliminary Landscape Plan, the existing tree is to remain located in a landscaped courtyard, over ±100 feet east of the rear parking area behind the hotel. Adequate tree protection will be provided onsite during construction. The criteria are met, as applicable.

16.142.090 – Recommended Street Trees

A. Recommended Street Trees:

[Section table skipped for brevity.]

B. Recommended Street Trees under Power Lines:

[Section text skipped for brevity.]

C. Prohibited Street Trees:

Acer, Silver Maple

Acer, Boxelder

Ailanthus, gladulosa – Tree-of-heaven

Betula; common varieties of Birch

Ulmus; common varieties of Elm

Morus; common varieties of Mulberry

Salix; common varieties of willow

Coniferous Evergreen (Fir, Pine, Cedar, etc.)

Populus; common varieties of poplar, cottonwood and aspen

Female Ginkgo

D. Alternative Street Trees: Trees that are similar to those on the recommended street tree list can be proposed provided that they are non-fruit bearing, non-invasive and not listed on the prohibited street tree list. A letter from a certified arborist must be submitted, explaining why the tree is an equivalent or better street tree than the recommended street trees that are identified in this section.

Response: As shown on the Preliminary Plans (Exhibit A), required street trees currently exist along the property's frontage on SW Century Drive. Therefore, the standards above are not applicable to this application.

Chapter 16.146 - NOISE

16.146.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses in the City shall comply with the noise standards contained in OAR 340-35-035. The City may require proof of compliance with OAR 340-35-035 in the form of copies of all applicable State permits or certification by a professional acoustical engineer that the proposed uses will not cause noise in excess of State standards.

16.146.020 - Noise Sensitive Uses

When proposed commercial and industrial uses do not adjoin land exclusively in commercial or industrial zones, or when said uses adjoin special care,

institutional, or parks and recreational facilities, or other uses that are, in the City's determination, sensitive to noise impacts, then:

A. The applicant shall submit to the City a noise level study prepared by a professional acoustical engineer. Said study shall define noise levels at the boundaries of the site in all directions.

B. The applicant shall show that the use will not exceed the noise standards contained in OAR 340-35-035, based on accepted noise modeling procedures and worst case assumptions when all noise sources on the site are operating simultaneously.

C. If the use exceeds applicable noise standards as per subsection B of this Section, then the applicant shall submit a noise mitigation program prepared by a professional acoustical engineer that shows how and when the use will come into compliance with said standards.

16.146.030 - Exceptions

This Chapter does not apply to noise making devices which are maintained and utilized solely as warning or emergency signals, or to noise caused by automobiles, trucks, trains, aircraft, and other similar vehicles when said vehicles are properly maintained and operated and are using properly designated rights-of-way, travel ways, flight paths or other routes. This Chapter also does not apply to noise produced by humans or animals. Nothing in this Chapter shall preclude the City from abating any noise problem as per applicable City nuisance and public safety ordinances.

Response: The subject site is surrounded by other land zoned either LI or LI-PUD and does not directly adjoin residentially zoned lands. Noise levels are expected to similar to nearby industrial uses. The flexible tenant industrial spaces, located within the enclosed storage facility, do not typically generate noise beyond that associated with traffic entering and leaving the site, along with other activities typical of an urban area. These uses will be within the required standards and adverse impacts are3 not anticipated. These criteria are met.

Chapter 16.148 - VIBRATIONS

16.148.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses shall not cause discernible vibrations that exceed a peak of 0.002 gravity at the property line of the originating use, except for vibrations that last five (5) minutes or less per day, based on a certification by a professional engineer.

16.148.020 - Exceptions

This Chapter does not apply to vibration caused by construction activities including vehicles accessing construction sites, or to vibrations caused by automobiles, trucks, trains, aircraft, and other similar vehicles when said vehicles are properly maintained and operated and are using properly designated rights-of-way, travelways, flight paths or other routes. Nothing in this Chapter shall preclude the City from abating any vibration problem as per applicable City nuisance and public safety ordinances.

Response: Vibration levels are expected to be similar to nearby industrial uses. Elevated levels of vibration, beyond what is expected in an urban area, are not anticipated. Therefore, these

uses will be within required standards and adverse impacts are not expected to occur. These criteria are met.

Chapter 16.150 - AIR QUALITY

16.150.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses shall comply with applicable State air quality rules and statutes:

A. All such uses shall comply with standards for dust emissions as per OAR 340-21-060.

B. Incinerators, if otherwise permitted by Section 16.140.020, shall comply with the standards set forth in OAR 340-25-850 through 340-25-905.

C. Uses for which a State Air Contaminant Discharge Permit is required as per OAR 340-20-140 through 340-20-160 shall comply with the standards of OAR 340-220 through 340-20-276.

16.150.020 - Proof of Compliance

Proof of compliance with air quality standards as per Section 16.150.010 shall be in the form of copies of all applicable State permits, or if permits have not been issued, submission by the applicant, and acceptance by the City, of a report certified by a professional engineer indicating that the proposed use will comply with State air quality standards. Depending on the nature and size of the use proposed, the applicant may, in the City's determination, be required to submit to the City a report or reports substantially identical to that required for issuance of State Air Contaminant Discharge Permits.

16.150.030 - Exceptions

Nothing in this Chapter shall preclude the City from abating any air quality problem as per applicable City nuisance and public safety ordinances.

Response: Air quality impacts are anticipated to be similar to nearby industrial uses. Odorous or unusual emissions, beyond what is expected in an urban area, are not anticipated. The uses will be within required standards and are not anticipated to create adverse impacts. These criteria are met.

Chapter 16.152 - ODORS

16.152.010 - Generally

All otherwise permitted commercial, industrial, and institutional uses shall incorporate the best practicable design and operating measures so that odors produced by the use are not discernible at any point beyond the boundaries of the development site.

16.152.020 - Standards

The applicant shall submit a narrative explanation of the source, type and frequency of the odorous emissions produced by the proposed commercial, industrial, or institutional use. In evaluating the potential for adverse impacts from odors, the City shall consider the density and characteristics of surrounding populations and uses, the duration of any odorous emissions, and other relevant factors.

16.152.030 - Exceptions

Nothing in this Chapter shall preclude the City from abating any odor problem as per applicable City nuisance and public safety ordinances.

Response: Odor impacts are expected to be similar to nearby commercial or industrial uses. Odorous or unusual emissions, beyond what is expected in an urban area, are not anticipated. The uses will be within required standards and therefore without adverse impacts. These criteria are met.

Chapter 16.154 - HEAT AND GLARE

16.154.010 - Generally

Except for exterior lighting, all otherwise permitted commercial, industrial, and institutional uses shall conduct any operations producing excessive heat or glare entirely within enclosed buildings. Exterior lighting shall be directed away from adjoining properties, and the use shall not cause such glare or lights to shine off site in excess of one-half (0.5) foot candle when adjoining properties are zoned for residential uses.

16.154.020 - Exceptions

Nothing in this Chapter shall preclude the City from abating any heat and glare problem as per applicable City nuisance and public safety ordinances.

Response: The subject site does not adjoin any properties designated for residential uses, as those are located across the SW Langer Farms Parkway right-of-way to the west. Exterior lighting is planned to be directed away from adjoining properties. These applicable criteria are met.

Chapter 16.156 - ENERGY CONSERVATION

16.156.010 - Purpose

This Chapter and applicable portions of Chapter 5 of the Community Development Plan provide for natural heating and cooling opportunities in new development. The requirements of this Chapter shall not result in development exceeding allowable densities or lot coverage, or the destruction of existing trees.

16.156.020 - Standards

A. Building Orientation - The maximum number of buildings feasible shall receive sunlight sufficient for using solar energy systems for space, water or industrial process heating or cooling. Buildings and vegetation shall be sited with respect to each other and the topography of the site so that unobstructed sunlight reaches the south wall of the greatest possible number of buildings between the hours of 9:00 AM and 3:00 PM, Pacific Standard Time on December 21st.

B. Wind - The cooling effects of prevailing summer breezes and shading vegetation shall be accounted for in site design. The extent solar access to adjacent sites is not impaired vegetation shall be used to moderate prevailing winter wind on the site.

Response: The new buildings are oriented in a north-south direction, generally consistent with the orientation of the lot. The buildings are set back from the property boundaries and each other as needed, while still allowing truck and fire safety access circulation around the buildings. Therefore, the buildings are generally positioned to allow unobstructed sunlight access to their southern walls.

The site does not have a significant number of existing trees that may shade these future buildings or moderate winter winds. However, the Preliminary Landscape Plan shows that trees will be planted and, at maturity, will provide shade and a buffer to winter winds on the site. These criteria are met.

IV. Conclusion

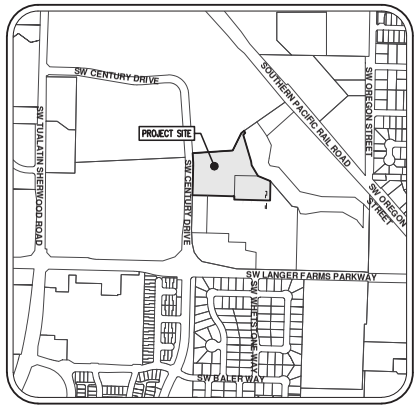
The required findings have been made, and this narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of Sherwood Zoning and Community Development Code. The evidence in the record is substantial and supports approval of the application. The City of Sherwood can rely upon this information in its approval of the application.

Exhibit A [UPDATED]: Preliminary Plans

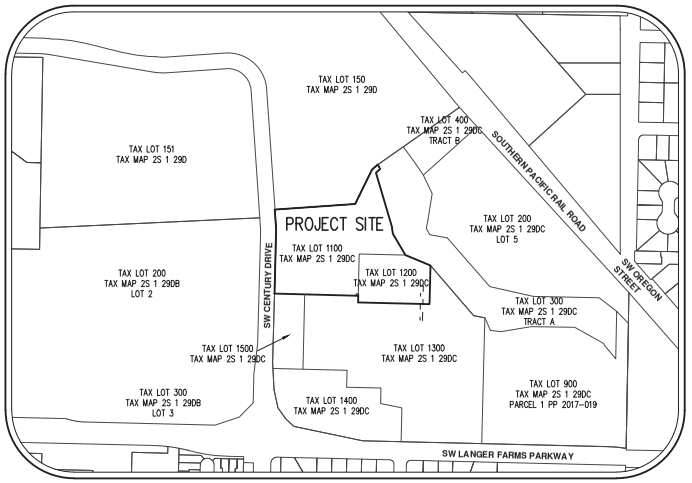
Exhibit A

PARKWAY VILLAGE SOUTH

PRELIMINARY SITE PLAN REVIEW



VICINITY MAP
NTS



SITE MAP
1"=250'

LEGEND

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

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

SHEET INDEX

P01 COVER SHEET WITH VICINITY AND SITE MAPS
P02 EXISTING CONDITIONS WITH PARKWAY VILLAGE SOUTH IMPROVEMENTS
P03 PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN
P04 PRELIMINARY DEMOLITION, TREE PRESERVATION, AND REMOVAL PLAN
P05 PARKWAY VILLAGE SOUTH OVERALL SITE PLAN
P06 PRELIMINARY DIMENSIONED CIVIL SITE PLAN
P07 PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN
P08 PRELIMINARY STORM DRAINAGE PLAN
P09 PRELIMINARY COMPOSITE UTILITY PLAN
P10 PRELIMINARY TRANSPORTATION CIRCULATION PLAN
P11 SURROUNDING LAND USES
P12 PRELIMINARY LIGHTING PLAN
P13 PRELIMINARY LANDSCAPE PLAN
P14 PRELIMINARY LANDSCAPE SCHEDULE

APPLICANT:
LANGER FAMILY, LLC
28185 SW HEATER ROAD
SHERWOOD, OR 97140

PLANNING/CIVIL ENGINEERING/ SURVEYING FIRM:
AKS ENGINEERING & FORESTRY, LLC.
CONTACT: JOHN P. CHRISTIANSEN, PE, CWRE, PRINCIPAL
CONTACT: CHRIS GOODELL, AICP, LEED – ASSOCIATE
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: (503) 563-6151
F: (503) 563-6152

PROJECT LOCATION:
TAX LOTS 1100 AND 1200 WASHINGTON COUNTY ASSESSOR'S MAP 2S 1 29DC, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON.

SITE AREA:
±233,552 SF = ±5.36 AC

PROPERTY DESCRIPTION:
LOCATED ±290 FT SOUTHEAST OF THE INTERSECTION OF SW CENTURY DRIVE AND SW LANGER FARMS PARKWAY IN SHERWOOD, OREGON.

EXISTING LAND USE:
VACANT FIELD

PROJECT PURPOSE:
SITE PLAN REVIEW FOR A PORTION OF PHASE 6 OF THE LANGER FAMILY PUD (PUD 95-01).

VERTICAL DATUM:
ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 103, A BRASS DISK IN CONCRETE AT THE SW CORNER OF THE INTERSECTION OF SW TUALATIN-SHERWOOD ROAD AND THE RAILROAD CROSSING, APPROXIMATELY 1.1 MILE EAST OF SIX CORNERS. WITH A NGVD 29 ELEVATION OF 171.38 FEET.

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

COVER SHEET WITH VICINITY AND SITE MAPS
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

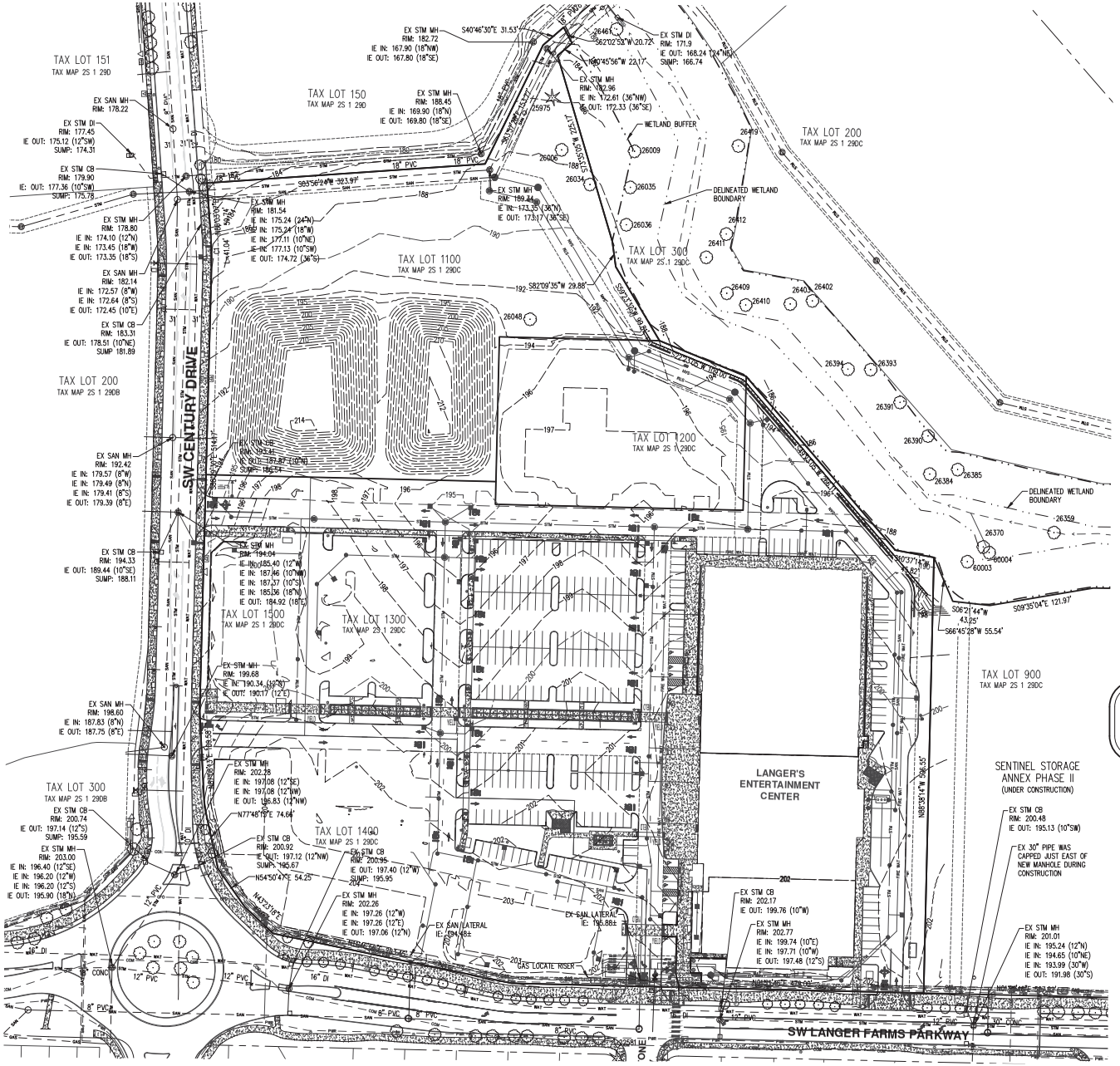
PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

AKS DRAWING FILE: 5656-02 COVERSHEET | LAYOUT: P01

LU 2022-012 Appeal
Attachment 3

Exhibit A



NOTES:

1. PARKWAY VILLAGE SOUTH IMPROVEMENTS (APPROVED BY SHERWOOD FILE NO. SP 17-01 AND MMSP 18-08) SHOWN HAVE NOT BEEN SURVEYED AND ARE BASED ON AVAILABLE AS-BUILTS AND APPROVED CONSTRUCTION PLANS.
2. IN MARCH 2019, THE PARKWAY VILLAGE SOUTH SUBDIVISION (A REPLAT OF PARCEL 2 OF PARTITION PLAT 2017-019) WAS RECORDED, RESULTING IN 5 TAX LOTS (TAX LOTS 1100, 1200, 1300, 1400, AND 1500).

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

EXISTING CONDITIONS WITH PARKWAY VILLAGE SOUTH IMPROVEMENTS

PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

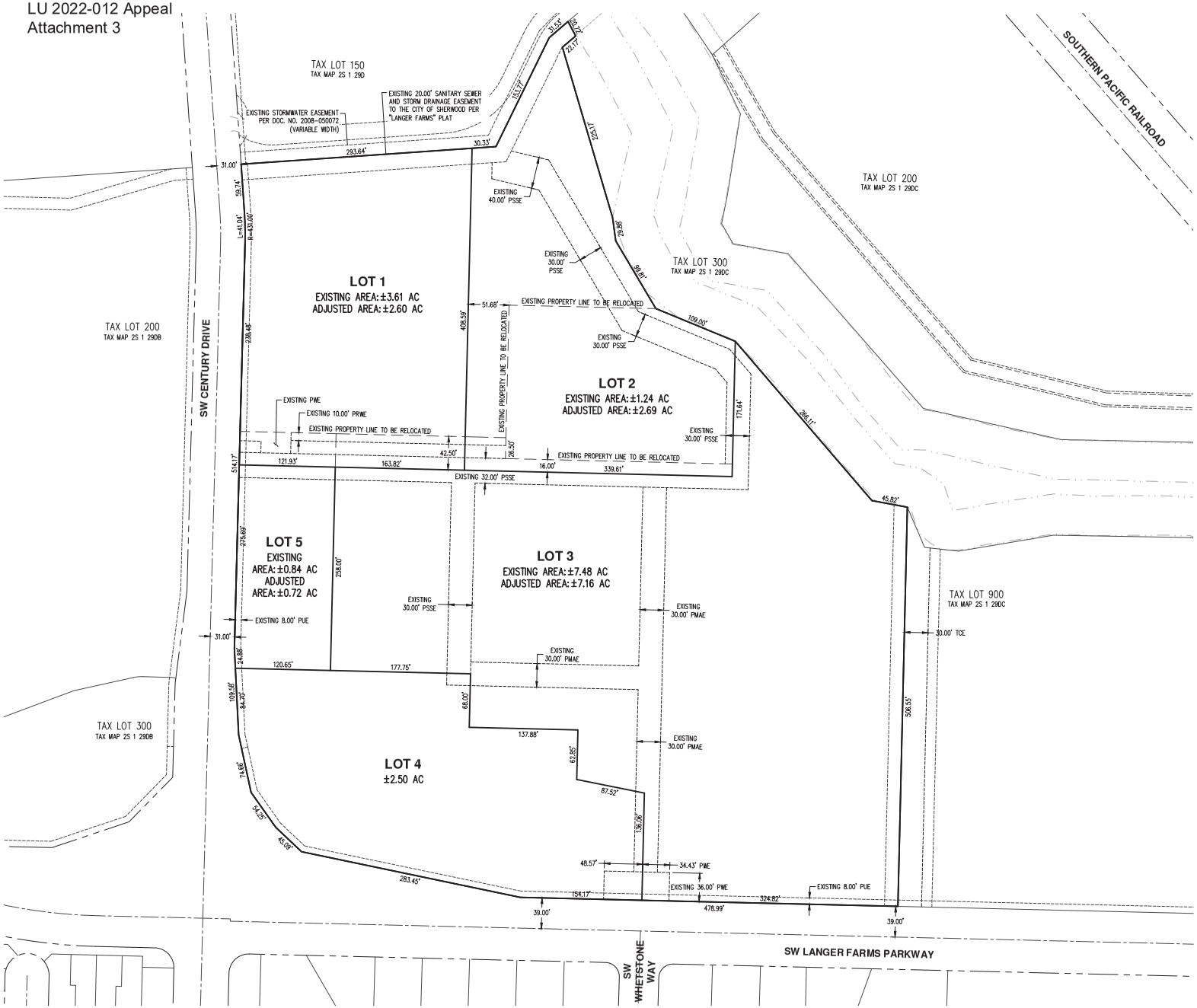
JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

SHEET NO.
P02

AKS DRAWING FILE: 5656-02 EXISTING IMPROVEMENTS.DWG | LAYOUT: P03

LU 2022-012 Appeal
Attachment 3

Exhibit A



EASEMENT LEGEND	
PRIVATE WATER EASEMENT	PRWE
PUBLIC MAINTENANCE ACCESS EASEMENT FOR BENEFIT OF THE CITY OF SHERWOOD	PMAE
PUBLIC SANITARY SEWER AND STORM DRAINAGE EASEMENT FOR BENEFIT OF THE CITY OF SHERWOOD	PSSE
PUBLIC UTILITY EASEMENT	PUE
PUBLIC WATER EASEMENT	PWE
TEMPORARY CONSTRUCTION EASEMENT	TCE

NOTE:
THE PURPOSE OF THIS PRELIMINARY PROPERTY LINE ADJUSTMENT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS. THIS IS NOT AN OFFICIAL PROPERTY LINE ADJUSTMENT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

SCALE: 1" = 60 FEET

PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

SHEET NO.
P03

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

AKS DRAWING FILE: 5656-02 PLANNING | LAYOUTS: P03

Exhibit A

DETAILED TREE INVENTORY FOR PARKWAY VILLAGE SOUTH

AKS JOB NO. 5656-02

TREE #	DBH (IN.)	TREE SPECIES COMMON NAME (SCIENTIFIC NAME)	COMMENTS	HEALTH RATING*	STRUCTURE RATING**	PRESERVE/ REMOVE
25975	53	DOUGLAS-FIR (PSEUDOTSUGA MENZIESII)		1	1	PRESERVE
26006	14	OREGON ASH (FRAXINUS LARIFOLIA)	CAVITY; DECAY; BROKEN BRANCHES; DEAD	3	3	REMOVE
26034	14	OREGON ASH (FRAXINUS LARIFOLIA)	CAVITY; DECAY; CROOKED; DECLINING	2	3	REMOVE
26048	52	AMERICAN CHESTNUT (CASTANEAS DENTATA)	BROKEN BRANCHES; CAVITY; DECAY; SCARS; CRACKS	2	3	REMOVE

*HEALTH RATING:
1 = GOOD HEALTH – A TREE THAT EXHIBITS TYPICAL FOLIAGE, BARK, AND ROOT CHARACTERISTICS, FOR ITS RESPECTIVE SPECIES, SHOWS NO SIGNS OF INFECTION OR INFESTATION, AND HAS A HIGH LEVEL OF VIGOR AND VITALITY.

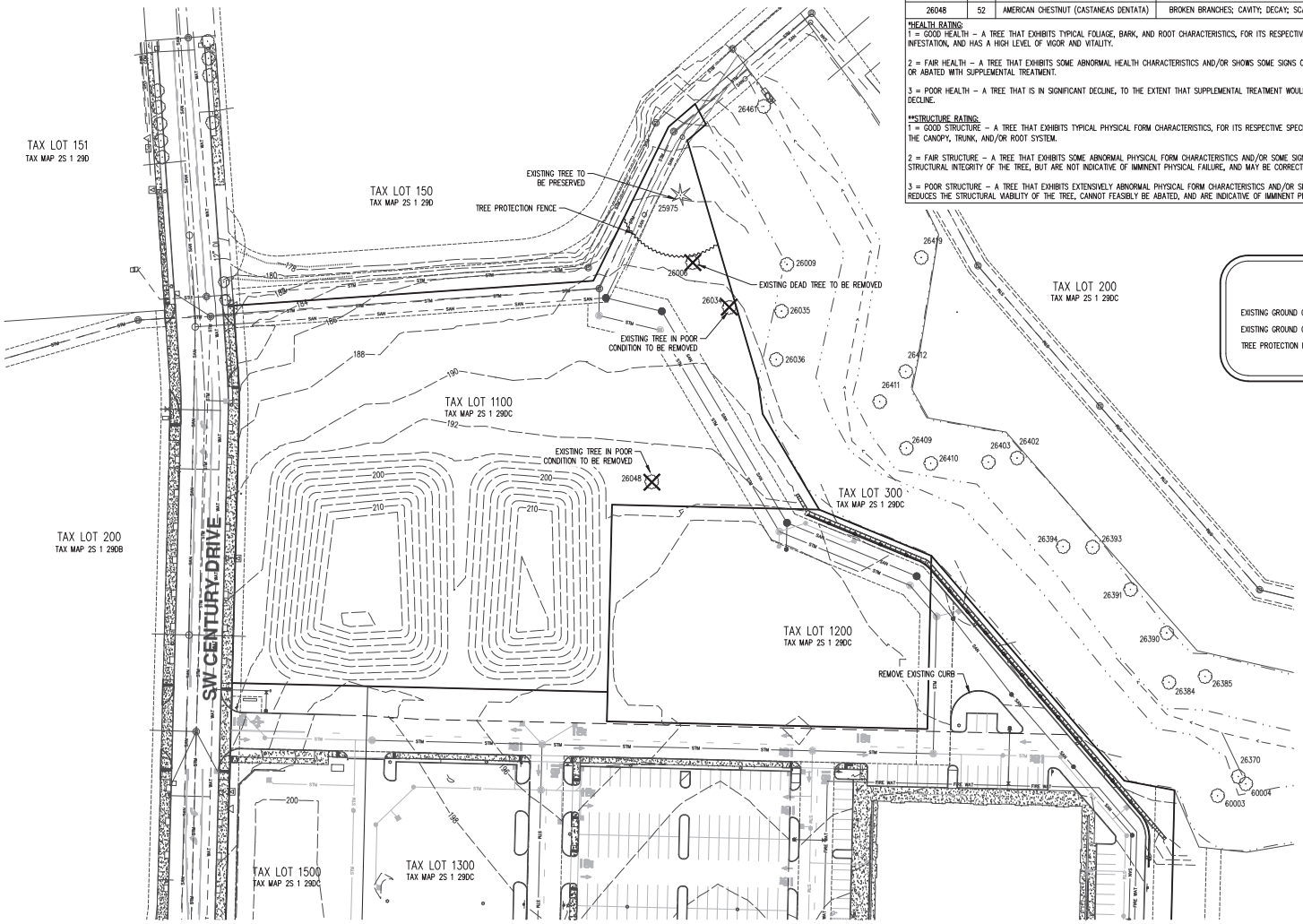
2 = FAIR HEALTH – A TREE THAT EXHIBITS SOME ABNORMAL HEALTH CHARACTERISTICS AND/OR SHOWS SOME SIGNS OF INFECTION OR INFESTATION, BUT MAY BE REVERSED OR ABATED WITH SUPPLEMENTAL TREATMENT.

3 = POOR HEALTH – A TREE THAT IS IN SIGNIFICANT DECLINE, TO THE EXTENT THAT SUPPLEMENTAL TREATMENT WOULD NOT LIKELY RESULT IN REVERSING OR ABATING ITS DECLINE.

**STRUCTURE RATING:
1 = GOOD STRUCTURE – A TREE THAT EXHIBITS TYPICAL PHYSICAL FORM CHARACTERISTICS, FOR ITS RESPECTIVE SPECIES, SHOWS NO SIGNS OF STRUCTURAL DEFECTS OF THE CANOPY, TRUNK, AND/OR ROOT SYSTEM.

2 = FAIR STRUCTURE – A TREE THAT EXHIBITS SOME ABNORMAL PHYSICAL FORM CHARACTERISTICS AND/OR SOME SIGNS OF STRUCTURAL DEFECTS, WHICH REDUCE THE STRUCTURAL INTEGRITY OF THE TREE, BUT ARE NOT INDICATIVE OF IMMINENT PHYSICAL FAILURE, AND MAY BE CORRECTED USING ARBORICULTURAL ABATEMENT METHODS.

3 = POOR STRUCTURE – A TREE THAT EXHIBITS EXTENSIVELY ABNORMAL PHYSICAL FORM CHARACTERISTICS AND/OR SIGNIFICANT STRUCTURAL DEFECTS THAT SUBSTANTIALLY REDUCES THE STRUCTURAL VIABILITY OF THE TREE, CANNOT FEASIBLY BE ABATED, AND ARE INDICATIVE OF IMMINENT PHYSICAL FAILURE.



LEGEND

- EXISTING GROUND CONTOUR (1 FT) — 350 —
- EXISTING GROUND CONTOUR (5 FT) — 350 —
- TREE PROTECTION FENCE

SCALE: 1" = 50 FEET
ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

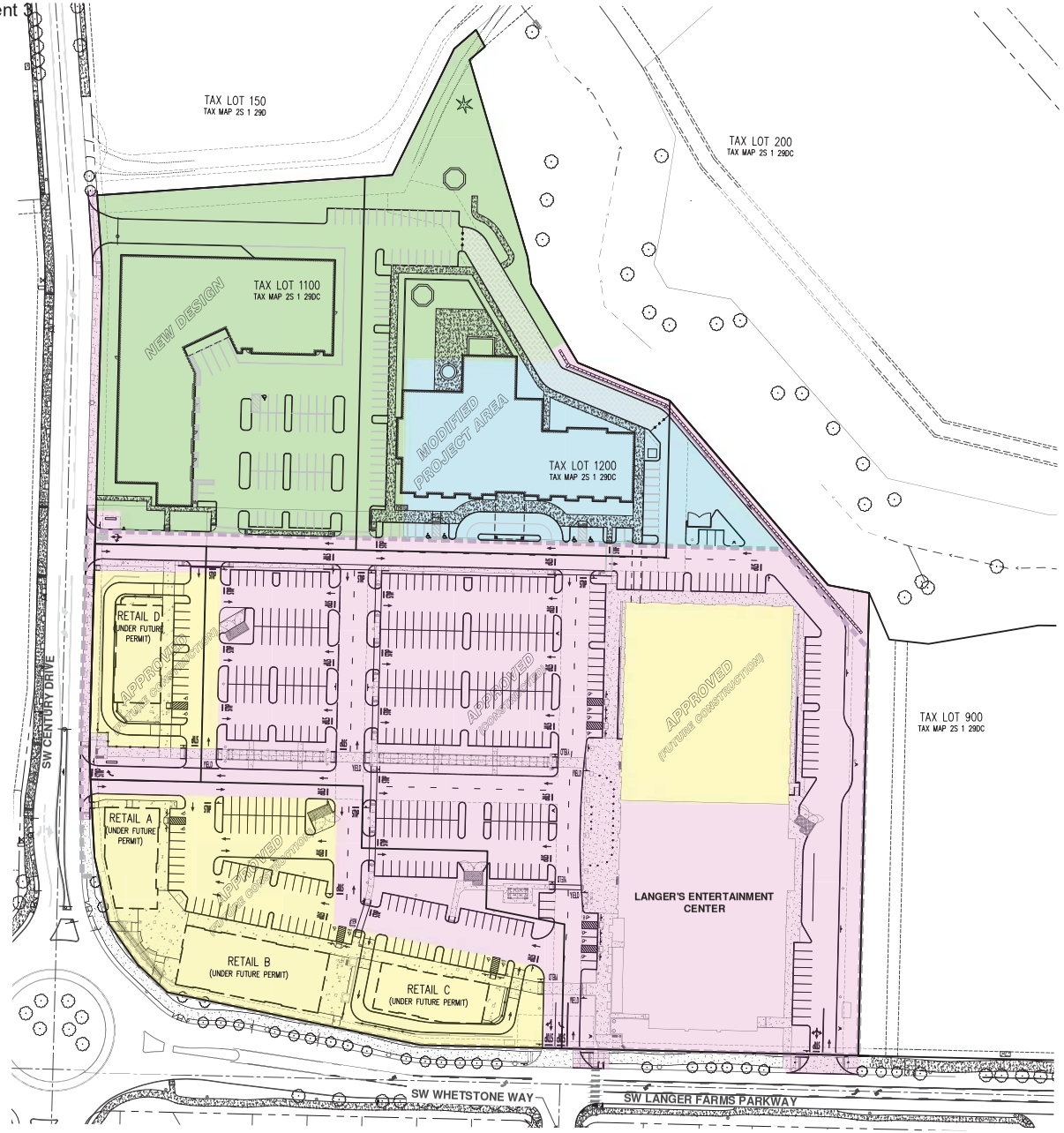
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

PRELIMINARY DEMOLITION, TREE PRESERVATION, AND REMOVAL PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

AKS DRAWING FILE: 5656-02 DEMOLDWG | LAYOUT: P05



LEGEND

- APPROVED – CONSTRUCTED (SP 17-01)
- APPROVED – FUTURE CONSTRUCTION (SP 17-01)
- MODIFIED PROJECT AREA – NEW DESIGN (SP 170-01, MMSP 18-08)
- NEW DESIGN – NO PREVIOUS LAND USE APPROVAL
- EXISTING IMPROVEMENTS BOUNDARY

NOTES:

1. PARKWAY VILLAGE SOUTH IMPROVEMENTS WERE APPROVED IN DECEMBER 2017 BY CITY OF SHERWOOD FILE NO. SP 17-01.
2. IN APRIL 2019, A MINOR MODIFICATION WAS APPROVED BY CITY OF SHERWOOD FILE NO. MMSP 18-08.
3. THE AREA SHOWN WITHIN THE DASHED LINE IS APPROVED AND TO REMAIN UNCHANGED.

N

SCALE: 1" = 60 FEET
60 0 12 30 60
ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

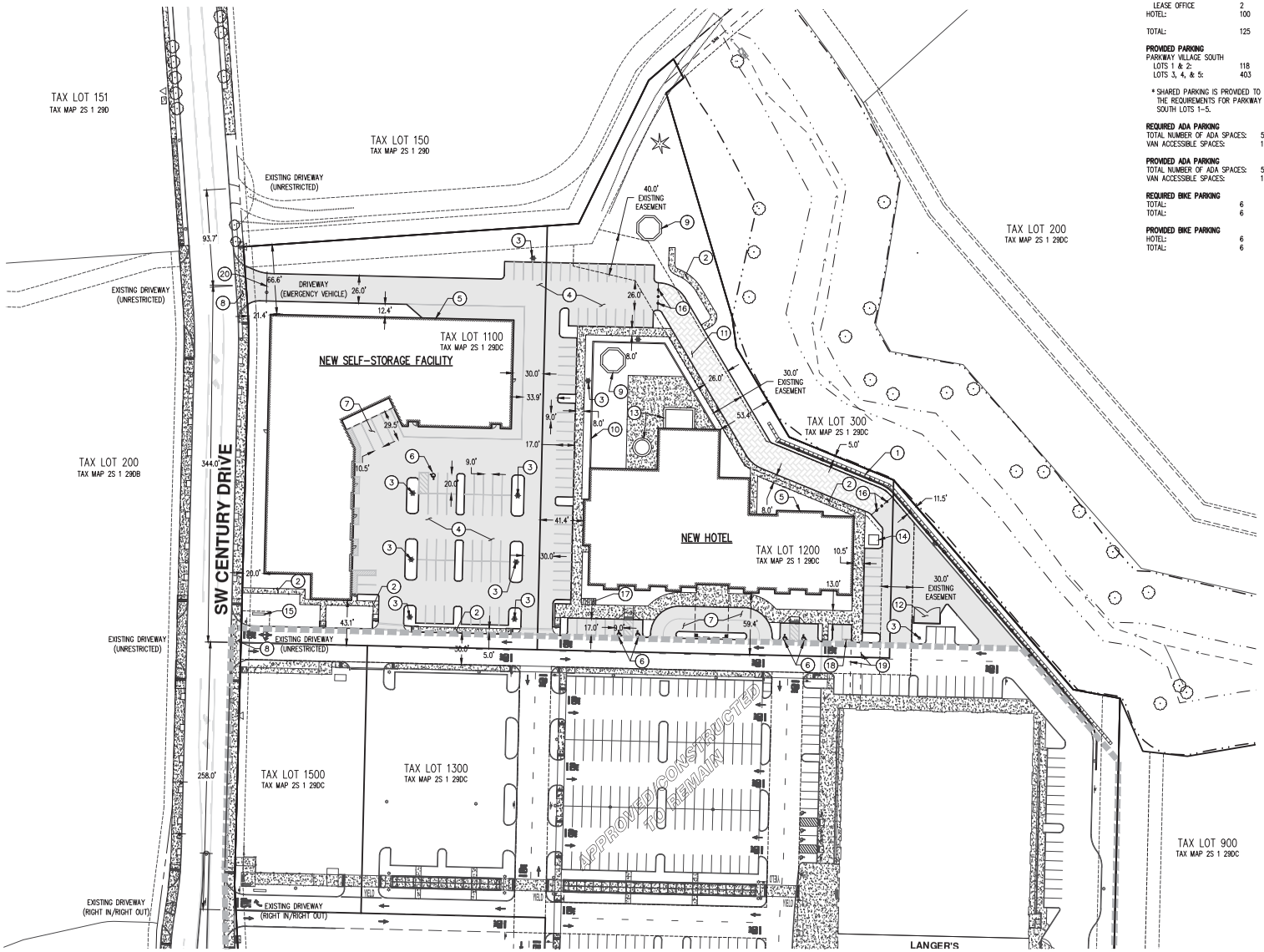
PARKWAY VILLAGE SOUTH OVERALL SITE PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

AKS DRAWING FILE: 5656-02 SITE PLANNING | LAYOUT: P04

Exhibit A



PARKING SUMMARY:

REQUIRED PARKING	
INDUSTRIAL BUILDING:	
SELF STORAGE UNITS	7
FLEXIBLE TENANT AREAS	16
LEASE OFFICE	2
HOTEL:	100
TOTAL:	125
PROVIDED PARKING	
PARKWAY VILLAGE SOUTH	
LOTS 1 & 2:	118
LOTS 3, 4, & 5:	403

* SHARED PARKING IS PROVIDED TO MEET THE REQUIREMENTS FOR PARKWAY VILLAGE SOUTH LOTS 1–5.

REQUIRED ADA PARKING	
TOTAL NUMBER OF ADA SPACES:	5
VAN ACCESSIBLE SPACES:	1
PROVIDED ADA PARKING	
TOTAL NUMBER OF ADA SPACES:	5
VAN ACCESSIBLE SPACES:	1
REQUIRED BIKE PARKING	
TOTAL:	6
TOTAL:	6
PROVIDED BIKE PARKING	
HOTEL:	6
TOTAL:	6

(#) SITE KEYED NOTES:

1. EXISTING RETAINING WALL.
2. NEW CONCRETE SIDEWALK (TYP).
3. NEW LIGHT POLE.
4. NEW AC PAVEMENT.
5. NEW BUILDING FOOTPRINT.
6. NEW ADA PARKING.
7. NEW LOADING AREA.
8. EXISTING DRIVEWAY APPROACH TO REMAIN.
9. NEW PAVILION.
10. NEW 4' TALL LANDSCAPE WALL/FENCE.
11. NEW GRASSCRETE SURFACE.
12. NEW TRASH ENCLOSURE.
13. OUTDOOR AMENITIES (POOL OR HOT TUB).
14. ELECTRICAL HOUSEKEEPING PAD.
15. EXISTING SIGN TO REMAIN.
16. NEW REMOVABLE BOLLARD (TYP).
17. NEW BIKE PARKING.
18. NEW CARPOOL PARKING.
19. FUTURE SKYBRIDGE CONNECTION TO LANGER'S ENTERTAINMENT CENTER.
20. NEW EMERGENCY ACCESS GATE WITH KNOX BOX.

NEW BUILDING SUMMARY – HOTEL		
LEVEL	AREA (SF)	BUILDING USE
BUILDING FOOTPRINT	±27,800	100 HOTEL ROOMS
L2	±25,400	HOTEL
L3	±25,400	HOTEL
L4 (TBD)	±25,400	HOTEL
TOTAL	±104,000	

NOTE:
THE HOTEL IS PLANNED TO CONTAIN 100 ROOMS. THE FINAL SQUARE FOOTAGE MAY RANGE FROM ±78,600 TO ±104,000 DEPENDING ON FUTURE FLOOR AND ROOM ARRANGEMENTS.

NEW BUILDING SUMMARY – STORAGE		
LEVEL	AREA (SF)	BUILDING USE
L1	±36,760	OFFICE, FLEXIBLE TENANT SPACES AND MINI STORAGE
L2	±26,213	MINI STORAGE
L3	±37,045	MINI STORAGE
TOTAL	±100,018	

LEGEND

- NEW ASPHALT CONCRETE PAVEMENT
- NEW CONCRETE HARDSCAPE
- NEW GRASSCRETE
- EXISTING IMPROVEMENTS BOUNDARY
- SKYBRIDGE

SCALE: 1" = 50 FEET
ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

PRELIMINARY DIMENSIONED CIVIL SITE PLAN - LOTS 1 AND 2
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

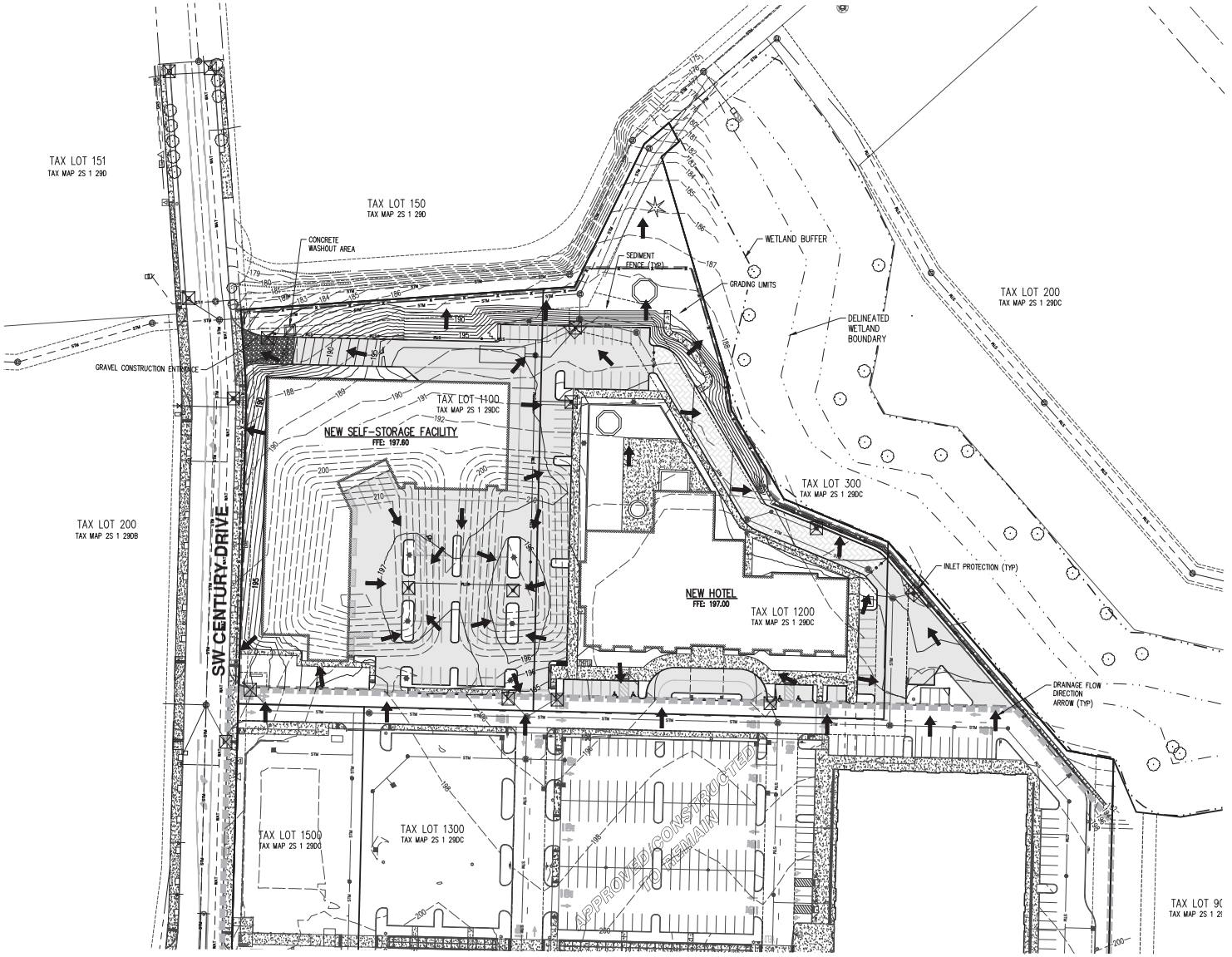
JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

SHEET NO.
P06

AKS DRAWING FILE: 5656-02 DIM CIVIL SITE PLAN.DWG | LAYOUT: P05

LU 2022-012 Appeal
Attachment 3

Exhibit A



LEGEND

- EXISTING GROUND CONTOUR (1 FT) — 201
- EXISTING GROUND CONTOUR (5 FT) — 205
- FINISHED GRADE CONTOUR (1 FT) — 201
- FINISHED GRADE CONTOUR (5 FT) — 205
- SEDIMENT FENCE
- INLET PROTECTION (TYP)
- CONCRETE WASHOUT AREA
- DRAINAGE FLOW DIRECTION
- GRAVEL CONSTRUCTION ENTRANCE
- GRADING LIMITS
- EXISTING IMPROVEMENTS BOUNDARY

N

SCALE: 1" = 50 FEET

50 0 10 25 50

ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN

PARKWAY VILLAGE SOUTH

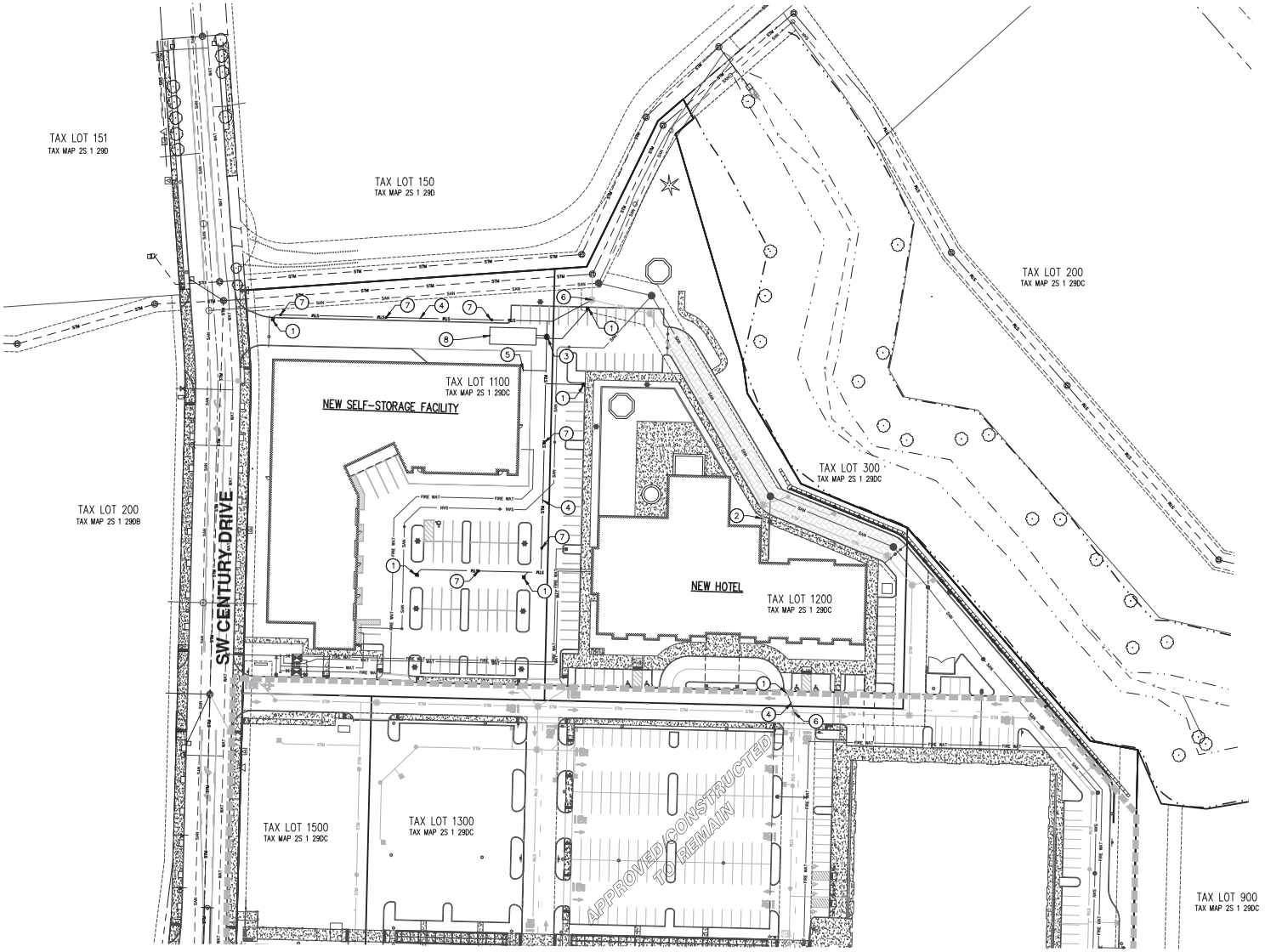
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

AKS DRAWING FILE: 5656-02 GRAD AND ESC.DWG | LAYOUT: P08

Exhibit A



(#) KEYED NOTES:

1. NEW STORMWATER AREA DRAIN.
2. CONNECTION TO EXISTING STORMWATER BUILDING STUB.
3. NEW STORMWATER FLOW CONTROL MANHOLE.
4. NEW STORMWATER DRAINAGE PIPE (TYP).
5. NEW STORMWATER LATERAL FOR BUILDING CONNECTION.
6. CONNECTION TO EXISTING STORMWATER MANHOLE.
7. NEW STORMWATER CLEAN OUT.
8. NEW STORMWATER DETENTION FACILITY (UNDERGROUND DETENTION PIPE).

LEGEND

EXISTING IMPROVEMENTS BOUNDARY

N

SCALE: 1" = 50 FEET

50 0 10 25 50

ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

PRELIMINARY STORM DRAINAGE PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

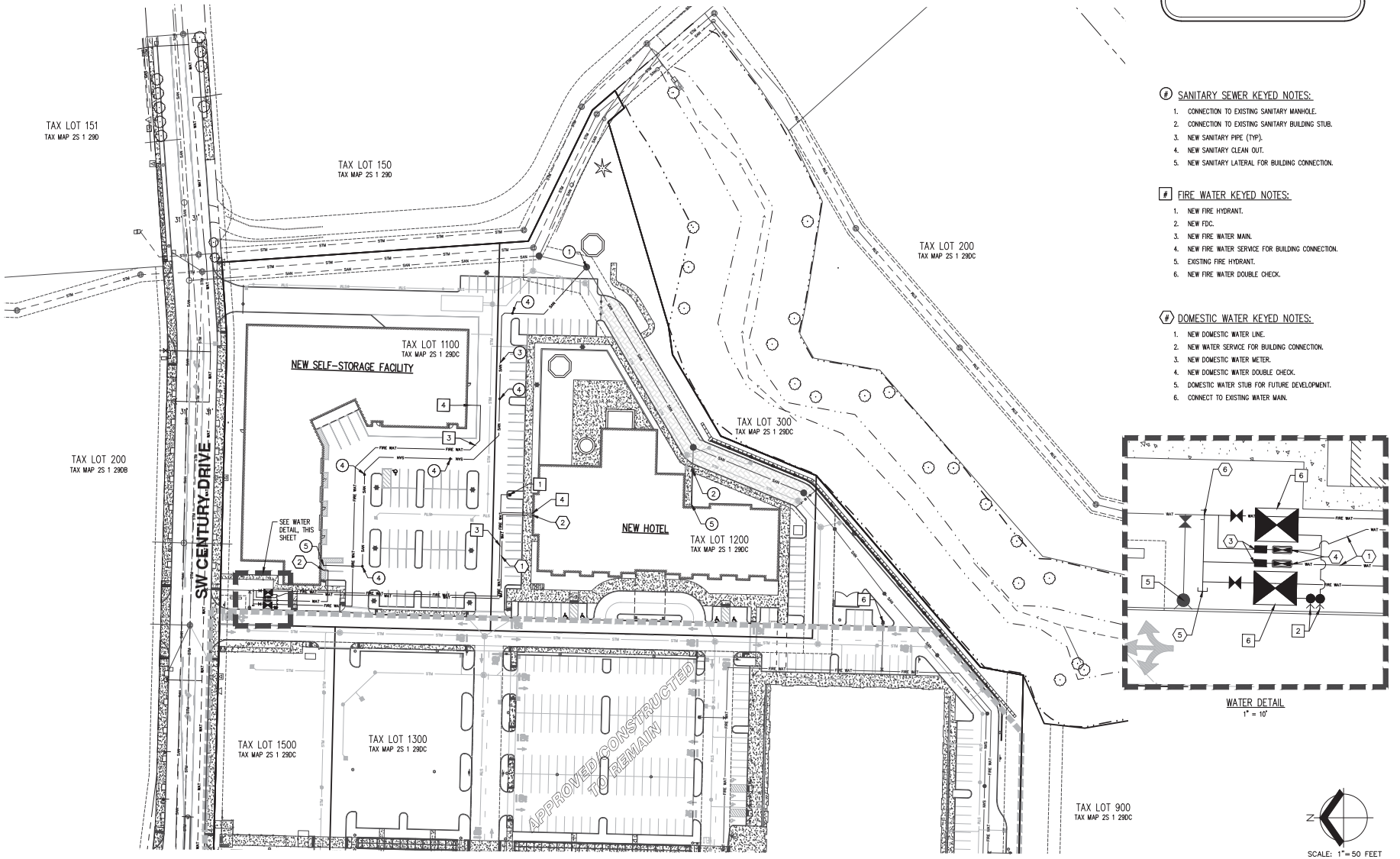
JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

Page P08

AKS DRAWING FILE: 5656-02 STORM DRAINAGE PLAN.DWG | LAYOUT: P09

LU 2022-012 Appeal
Attachment 3

Exhibit A



(#) SANITARY SEWER KEYED NOTES:

1. CONNECTION TO EXISTING SANITARY MANHOLE.
2. CONNECTION TO EXISTING SANITARY BUILDING STUB.
3. NEW SANITARY PIPE (TYP).
4. NEW SANITARY CLEAN OUT.
5. NEW SANITARY LATERAL FOR BUILDING CONNECTION.

[#] FIRE WATER KEYED NOTES:

1. NEW FIRE HYDRANT.
2. NEW FDC.
3. NEW FIRE WATER MAIN.
4. NEW FIRE WATER SERVICE FOR BUILDING CONNECTION.
5. EXISTING FIRE HYDRANT.
6. NEW FIRE WATER DOUBLE CHECK.

<#> DOMESTIC WATER KEYED NOTES:

1. NEW DOMESTIC WATER LINE.
2. NEW WATER SERVICE FOR BUILDING CONNECTION.
3. NEW DOMESTIC WATER METER.
4. NEW DOMESTIC WATER DOUBLE CHECK.
5. DOMESTIC WATER STUB FOR FUTURE DEVELOPMENT.
6. CONNECT TO EXISTING WATER MAIN.

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

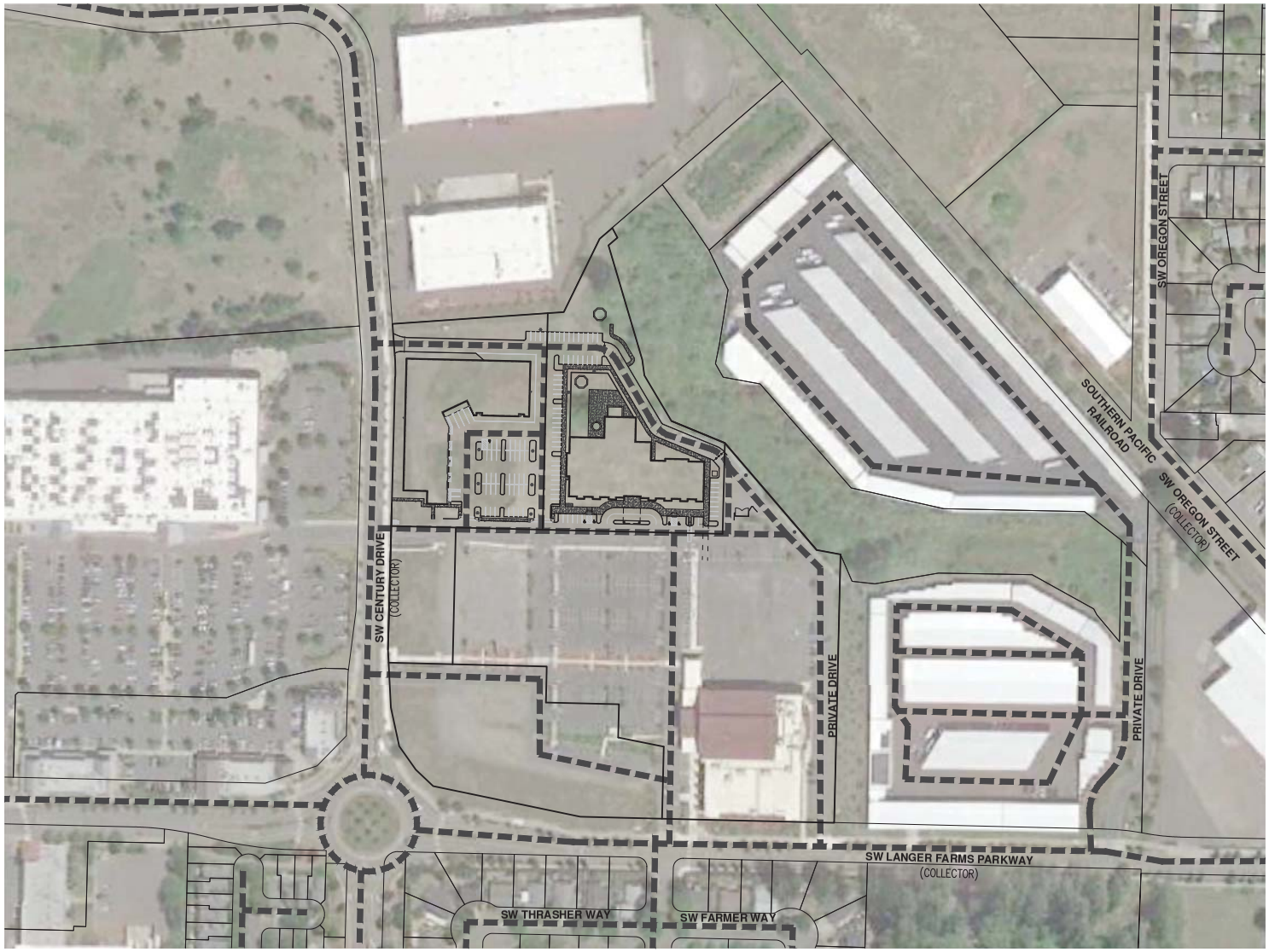
PRELIMINARY COMPOSITE UTILITY PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

AKS DRAWING FILE: 5656-02 COMPOSITE UTILITY PLAN.DWG | LAYOUT: P10

Exhibit A



NOTE: AERIAL PHOTO FROM GOOGLE EARTH (JUNE 2021)

LEGEND

TRANSPORTATION CIRCULATION

N

SCALE: 1"=100 FEET

100 0 20 50 100

ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

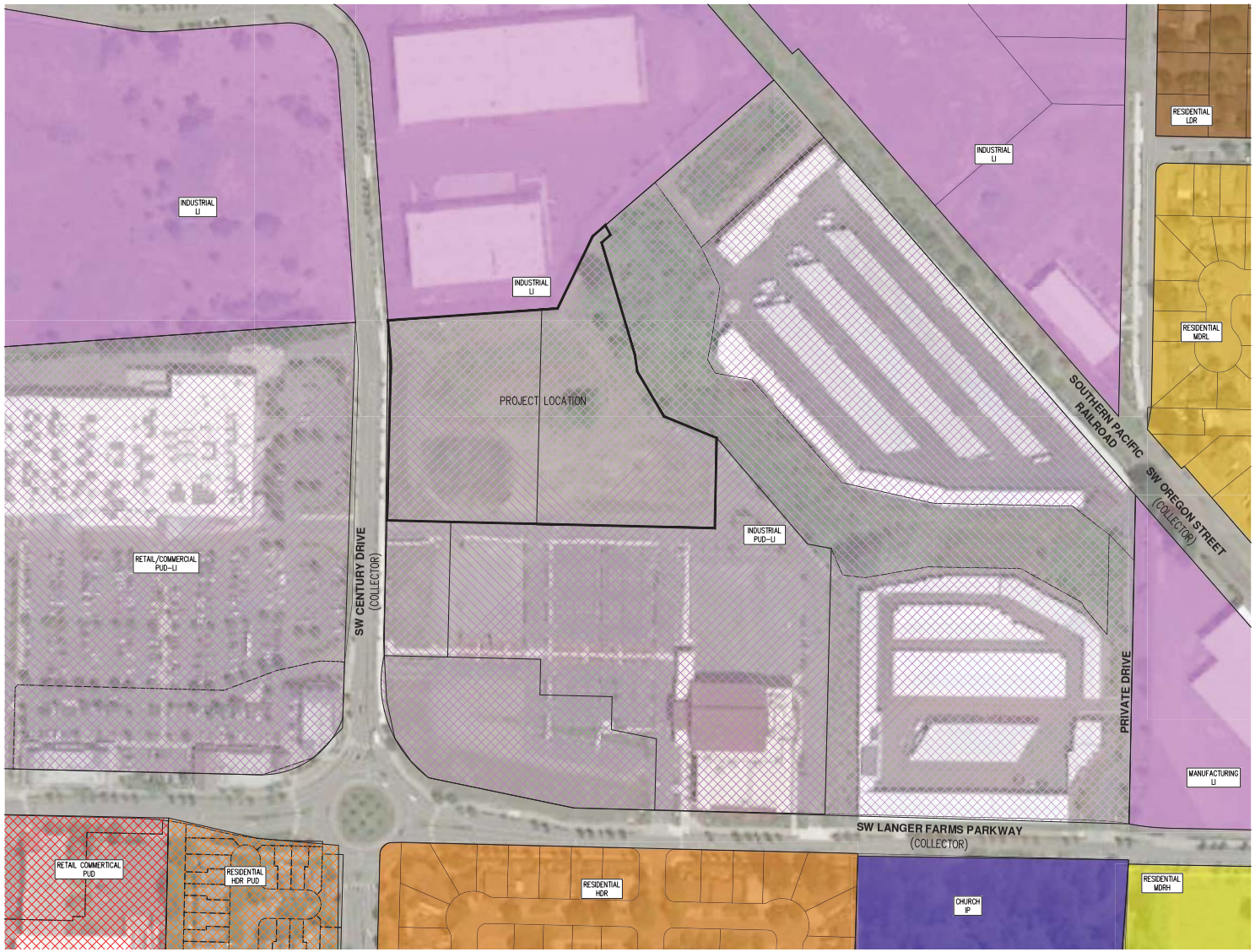
TRANSPORTATION CIRCULATION PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

AKS DRAWING FILE: 5656-02 TRANSPORTATION CIRCULATION PLAN.DWG | LAYOUT: P11

Exhibit A



CITY OF SHERWOOD ZONING MAP LEGEND

- RETAIL COMMERCIAL
- RETAIL COMMERCIAL PUD
- LIGHT INDUSTRIAL
- LIGHT INDUSTRIAL PUD
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL PUD
- INSTITUTIONAL PUBLIC
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL HIGH

NOTE: AERIAL PHOTO FROM GOOGLE EARTH (JUNE 2021). OVERLAY FROM CITY OF SHERWOOD ZONING MAP (2021) AND METRO RUS DATA.

N

SCALE: 1" = 100 FEET

100 0 20 50 100

ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

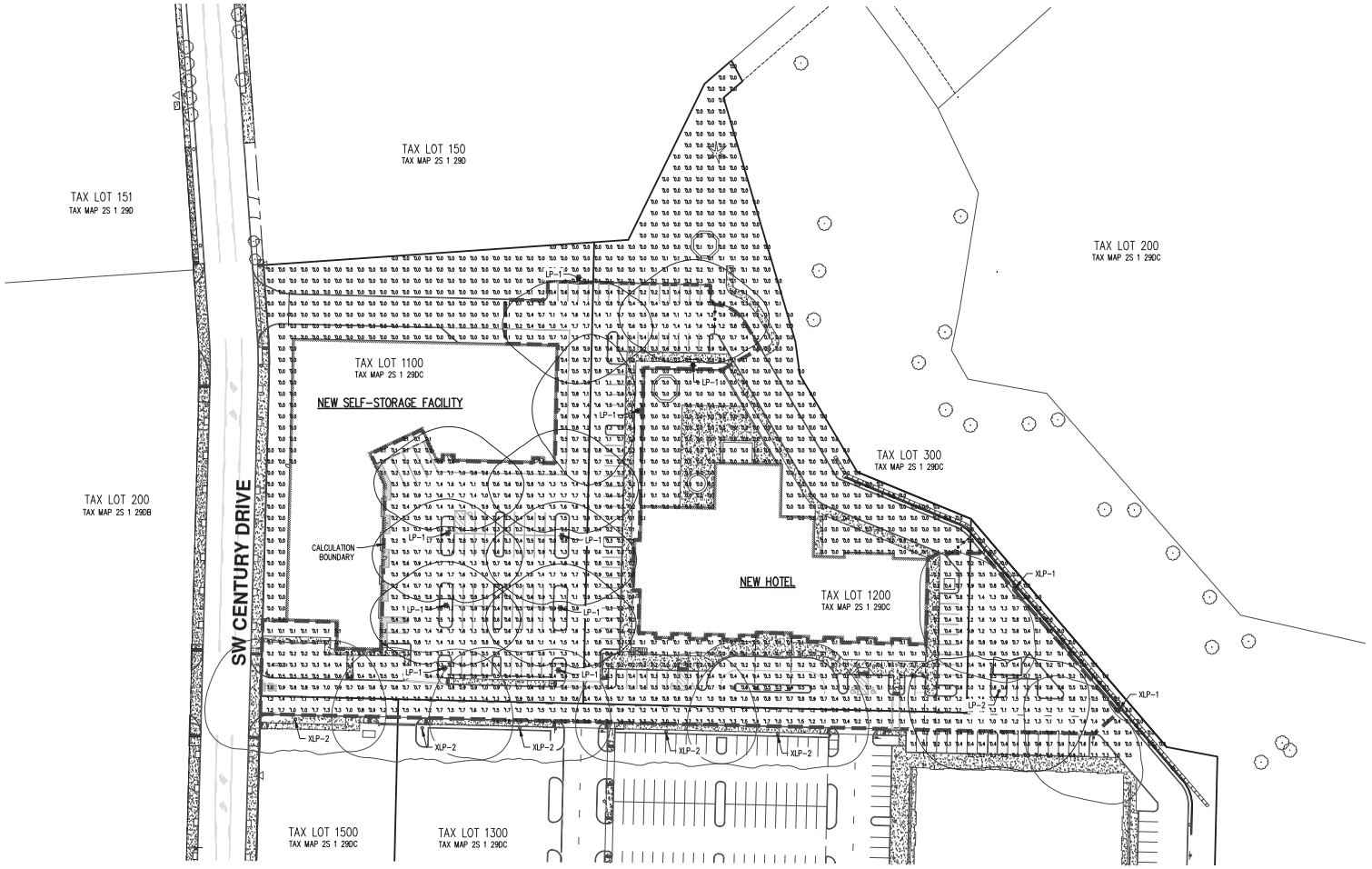
SURROUNDING LAND USES
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

AKS DRAWING FILE: 5656-02 PRELIM SURR LAND USES.DWG | LAYOUT: P12

Exhibit A



LUMINAIRE SCHEDULE						
SYMBOL	LABEL	TAG	DESCRIPTION	QTY	TOTAL LAMP LUMENS	LUM. WATTS	LLF
☼	LP-1	NEW	VISIONAIRE MALI UNIVERSE FIXTURE. SPUN ALUMINUM HOOD, CAST ALUMINUM BALLAST COMPARTMENT. DECK CONSISTING OF DIODES, PRISMS, HEATSINKS, CARRIER PLATES AND HOUSESIDE SHIELD. (25' MOUNTING HEIGHT)	9	5,757	129.9	0.95
☼	LP-2	NEW	VISIONAIRE MALI UNIVERSE FIXTURE. SPUN ALUMINUM HOOD, CAST ALUMINUM BALLAST COMPARTMENT. DECK CONSISTING OF DIODES, PRISMS, HEATSINKS, CARRIER PLATES AND HOUSESIDE SHIELD. (25' MOUNTING HEIGHT)	1	6,168	168	0.95
☼	XLP-1	EXISTING	VISIONAIRE MALI UNIVERSE FIXTURE. SPUN ALUMINUM HOOD, CAST ALUMINUM BALLAST COMPARTMENT. DECK CONSISTING OF DIODES, PRISMS, HEATSINKS, CARRIER PLATES AND HOUSESIDE SHIELD. (25' MOUNTING HEIGHT)	2	5,757	129.9	0.95
☼	XLP-2	EXISTING	VISIONAIRE MALI UNIVERSE FIXTURE. SPUN ALUMINUM HOOD, CAST ALUMINUM BALLAST COMPARTMENT. DECK CONSISTING OF DIODES, PRISMS, HEATSINKS, CARRIER PLATES AND HOUSESIDE SHIELD. (25' MOUNTING HEIGHT)	5	6,168	168	0.95

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CALCULATION AREA	Illuminance	Fc	0.69	1.8	0.0	N.A.	N.A.

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

N

SCALE: 1" = 50 FEET

50 0 10 25 50

ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

PRELIMINARY LIGHTING PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	05/20/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

AKS DRAWING FILE: 5656-02 LIGHTING PLANLIHG | LAYOUT: P05

LU 2022-012 Appeal

Attachment 3

Exhibit A

TREE CANOPY CALCULATIONS

COMMON NAME	SIZE	EXPECTED DIA. – SPREAD AREA	QTY.	CANOPY AREA
EDITH BOUGE MAGNOLIA	SMALL	15' – 177 S.F.	1	177 S.F.
GREEN VASE ZELKOVA	LARGE	38' – 1,134 S.F.	6	6,804 S.F.
HEART THROB DOGWOOD	SMALL	20' – 314 S.F.	7	2,198 S.F.
CHANTICLEER CALLERY PEAR	SMALL	15' – 177 S.F.	3	531 S.F.
LONDON PLANETREE	LARGE	40' – 1,257 S.F.	18	22,626 S.F.
MARSHALL SEEDLESS ASH	LARGE	40' – 1,257 S.F.	8	10,056 S.F.
DOUGLAS FIR	LARGE	30' – 707 S.F.	7	4,949 S.F.
EXISTING DOUGLAS FIR	LARGE	30' – (707 S.F. COUNTED TWICE) 1,414 S.F.	1	1,414 S.F.
MAGNIFICA HACKBERRY	LARGE	40' – 1,257 S.F.	13	16,341 S.F.
SCARLET OAK	LARGE	40' – 1,257 S.F.	4	5,028 S.F.
WESTERN RED CEDAR	SMALL	15' – 177 S.F.	19	3,363 S.F.
BOWHALL MAPLE	SMALL	15' – 177 S.F.	9	1,593 S.F.

TOTAL EXPECTED TREE CANOPY COVERAGE PROVIDED ±75,080 S.F.

TREE CANOPY REQUIRED: ±233,552 S.F. (NET SITE AREA) x 30% TREE CANOPY = ±70,066 S.F. AREA REQUIRED.

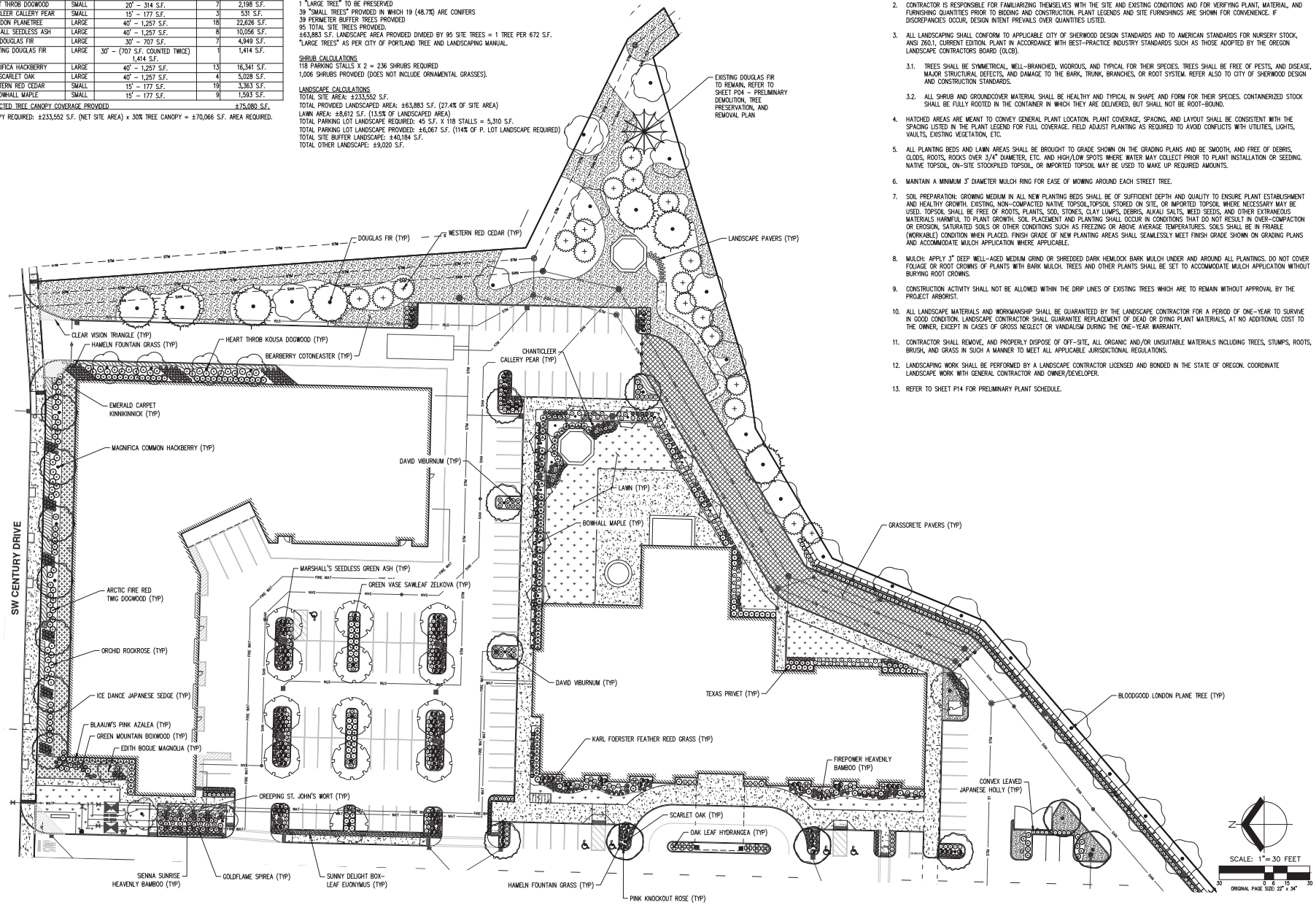
TREE CALCULATIONS
118 PARKING STALLS/4 = 29.5 "LARGE TREES" REQUIRED UNDER CODE
56 "LARGE TREES" PROVIDED IN WHICH 7 (12.5%) ARE CONIFERS
1 "LARGE TREE" TO BE PRESERVED
39 "SMALL TREES" PROVIDED IN WHICH 19 (48.7%) ARE CONIFERS
39 PERIMETER BUFFER TREES PROVIDED
95 TOTAL SITE TREES PROVIDED.
±63,883 S.F. LANDSCAPE AREA PROVIDED DIVIDED BY 95 SITE TREES = 1 TREE PER 672 S.F.
"LARGE TREES" AS PER CITY OF PORTLAND TREE AND LANDSCAPING MANUAL.

SHRUB CALCULATIONS
118 PARKING STALLS X 2 = 236 SHRUBS REQUIRED
1,006 SHRUBS PROVIDED (DOES NOT INCLUDE ORNAMENTAL GRASSES).

LANDSCAPE CALCULATIONS
TOTAL SITE AREA: ±233,552 S.F.
TOTAL PROVIDED LANDSCAPED AREA: ±63,883 S.F. (27.4% OF SITE AREA)
LAWN AREA: ±8,612 S.F. (13.5% OF LANDSCAPED AREA)
TOTAL PARKING LOT LANDSCAPE REQUIRED: 45 S.F. X 118 STALLS = 5,310 S.F.
TOTAL PARKING LOT LANDSCAPE PROVIDED: ±6,067 S.F. (114% OF P. LOT LANDSCAPE REQUIRED)
TOTAL SITE BUFFER LANDSCAPE: ±40,184 S.F.
TOTAL OTHER LANDSCAPE: ±9,020 S.F.

GENERAL LANDSCAPE NOTES

1. PLANTING AND PRODUCT SPECIFICATIONS WHERE SHOWN ARE TO CONVEY DESIGN INTENT AND MAY BE REVISED OR SUBSTITUTED WITH APPROVAL PRIOR TO INSTALLATION DUE TO AVAILABILITY, UNFORESEEN SITE CONDITIONS, ETC. WHERE ALLOWABLE UNDER CITY OF SHERWOOD CODE STANDARDS.
2. CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE SITE AND EXISTING CONDITIONS AND FOR VERIFYING PLANT, MATERIAL, AND FURNISHING QUANTITIES PRIOR TO BIDDING AND CONSTRUCTION. PLANT LEGENDS AND SITE FURNISHINGS ARE SHOWN FOR CONVENIENCE. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
3. ALL LANDSCAPING SHALL CONFORM TO APPLICABLE CITY OF SHERWOOD DESIGN STANDARDS AND TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION. PLANT IN ACCORDANCE WITH BEST-PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
   - 3.1. TREES SHALL BE SYMMETRICAL, WELL-BRANCHED, VIGOROUS, AND TYPICAL FOR THEIR SPECIES. TREES SHALL BE FREE OF PESTS, AND DISEASE, MAJOR STRUCTURAL DEFECTS, AND DAMAGE TO THE BARK, TRUNK, BRANCHES, OR ROOT SYSTEM. REFER ALSO TO CITY OF SHERWOOD DESIGN AND CONSTRUCTION STANDARDS.
   - 3.2. ALL SHRUB AND GROUNDCOVER MATERIAL SHALL BE HEALTHY AND TYPICAL IN SHAPE AND FORM FOR THEIR SPECIES. CONTAINERIZED STOCK SHALL BE FULLY ROOTED IN THE CONTAINER IN WHICH THEY ARE DELIVERED, BUT SHALL NOT BE ROOT-BOUND.
4. HATCHED AREAS ARE MEANT TO CONVEY GENERAL PLANT LOCATION. PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT LEGEND FOR FULL COVERAGE. FIELD ADJUST PLANTING AS REQUIRED TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, VAULTS, EXISTING VEGETATION, ETC.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE BROUGHT TO GRADE SHOWN ON THE GRADING PLANS AND BE SMOOTH, AND FREE OF DEBRIS, CLODS, ROOTS, ROCKS OVER 3/4" DIAMETER, ETC. AND HIGH/LOW SPOTS WHERE WATER MAY COLLECT PRIOR TO PLANT INSTALLATION OR SEEDING. NATIVE TOPSOIL, ON-SITE STOCKPILED TOPSOIL, OR IMPORTED TOPSOIL MAY BE USED TO MAKE UP REQUIRED AMOUNTS.
6. MAINTAIN A MINIMUM 3' DIAMETER MULCH RING FOR EASE OF MOWING AROUND EACH STREET TREE.
7. SOIL PREPARATION: GROWING MEDIUM IN ALL NEW PLANTING BEDS SHALL BE OF SUFFICIENT DEPTH AND QUALITY TO ENSURE PLANT ESTABLISHMENT AND HEALTHY GROWTH. EXISTING, NON-COMPACTED NATIVE TOPSOIL, TOPSOIL STORED ON SITE, OR IMPORTED TOPSOIL WHERE NECESSARY MAY BE USED. TOPSOIL SHALL BE FREE OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, DEBRIS, ALKALI SALTS, WEED SEEDS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. SOIL PLACEMENT AND PLANTING SHALL OCCUR IN CONDITIONS THAT DO NOT RESULT IN OVER-COMPACTION OR EROSION, SATURATED SOILS OR OTHER CONDITIONS SUCH AS FREEZING OR ABOVE AVERAGE TEMPERATURES. SOILS SHALL BE IN FRIABLE (WORKABLE) CONDITION WHEN PLACED. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE SHOWN ON GRADING PLANS AND ACCOMMODATE MULCH APPLICATION WHERE APPLICABLE.
8. MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL PLANTINGS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS WITH BARK MULCH. TREES AND OTHER PLANTS SHALL BE SET TO ACCOMMODATE MULCH APPLICATION WITHOUT BURYING ROOT CROWNS.
9. CONSTRUCTION ACTIVITY SHALL NOT BE ALLOWED WITHIN THE DRIP LINES OF EXISTING TREES WHICH ARE TO REMAIN WITHOUT APPROVAL BY THE PROJECT ARBORIST.
10. ALL LANDSCAPE MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE-YEAR TO SURVIVE IN GOOD CONDITION. LANDSCAPE CONTRACTOR SHALL GUARANTEE REPLACEMENT OF DEAD OR DYING PLANT MATERIALS, AT NO ADDITIONAL COST TO THE OWNER, EXCEPT IN CASES OF GROSS NEGLECT OR VANDALISM DURING THE ONE-YEAR WARRANTY.
11. CONTRACTOR SHALL REMOVE, AND PROPERLY DISPOSE OF OFF-SITE, ALL ORGANIC AND/OR UNSUITABLE MATERIALS INCLUDING TREES, STUMPS, ROOTS, BRUSH, AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE JURISDICTIONAL REGULATIONS.
12. LANDSCAPING WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR LICENSED AND BONDED IN THE STATE OF OREGON. COORDINATE LANDSCAPE WORK WITH GENERAL CONTRACTOR AND OWNER/DEVELOPER.
13. REFER TO SHEET P14 FOR PRELIMINARY PLANT SCHEDULE.



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

PRELIMINARY LANDSCAPE PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

REGISTERED LANDSCAPE ARCHITECT
TIMOTHY E. BAUER
OREGON
PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	4/15/2022
DESIGNED BY:	ZTN
DRAWN BY:	ZTN
CHECKED BY:	TEB

SHEET NUMBER
P13

AKS DRAWING FILE: 5656-02 LANDSCAPE.DWG | LAYOUT: P13

LU 2022-012 Appeal
Attachment 3

Exhibit A

PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	9	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL. B&B	AS SHOWN
	13	CELTIS X 'MAGNIFICA'	MAGNIFICA COMMON HACKBERRY	2" CAL. B&B	AS SHOWN
	7	CORNUS KOUSA 'SCHMRED' TM	HEART THROB KOUSA DOGWOOD	3" CAL. B&B	AS SHOWN
	8	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS GREEN ASH	2" CAL. B&B	AS SHOWN
	1	MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE SOUTHERN MAGNOLIA	3" CAL. B&B	AS SHOWN
	18	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2" CAL. B&B	AS SHOWN
	7	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10–12' HT. B&B	AS SHOWN
	1	PSEUDOTSUGA MENZIESII 53" DBH	EXISTING DOUGLAS FIR	EXISTING	AS SHOWN
	3	PYRUS CALLERYANA 'GLEN'S FORM' TM	CHANTICLEER CALLERY PEAR	2" CAL. B&B	AS SHOWN
	4	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL. B&B	AS SHOWN
	19	THUJA PLICATA 'VIRESCENS'	WESTERN RED CEDAR	10'–12' HT/B&B	AS SHOWN
	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	2" CAL. B&B	AS SHOWN

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	66	AZALEA X 'BLAAUW'S PINK'	BLAAUW'S PINK AZALEA	5 GAL. CONT.	48" o.c.
	33	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GAL. CONT.	30" o.c.
	19	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL. CONT.	36" o.c.
	40	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL. CONT.	48" o.c.
	79	CORNUS SERICEA 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL. CONT.	48" o.c.
	34	EUONYMUS JAPONICUS MICROPHYLLUS 'MONCLIFF'	SUNNY DELIGHT BOX-LEAF EUONYMUS	5 GAL. CONT.	30" o.c.
	12	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL. CONT.	60" o.c.
	338	ILEX CRENATA 'CONVEXA'	CONVEX-LEAVED JAPANESE HOLLY	5 GAL. CONT.	36" o.c.
	34	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL. CONT.	48" o.c.
	94	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	3 GAL. CONT.	18" o.c.
	19	NANDINA DOMESTICA 'SIENNA SUNRISE'	SIENNA SUNRISE HEAVENLY BAMBOO	5 GAL. CONT.	36" o.c.
	502	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.
	34	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5 GAL. CONT.	48" o.c.
	134	ROSA X 'RADCON' TM	PINK KNOCK OUT ROSE	2 GAL. CONT.	36" o.c.
	48	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL. CONT.	42" o.c.
	41	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL. CONT.	36" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	612	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET KINNIKINNICK	1 GAL. CONT.	18" o.c.
	2,970	CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	4" POTS	12" o.c.
	965	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	1 GAL. CONT.	48" o.c.
	±8,073 SF	GRASSCRETE			
	256	HYPERICUM CALYCINUM	CREEPING ST. JOHN'S WORT	4" POTS	12" o.c.
	± 8,612 SF	LAWN – NORTHWEST SUPREME LAWN MIX – SUNMARK SEEDS OR APPROVED EQUAL. COMPOSITION BY WEIGHT: CUTTER II PERENNIAL RYEGRASS (LOLIUM PERENNE VAR CUTTER II) 35%; DASHER III PERENNIAL RYEGRASS (LOLIUM PERENNE VAR DASHER III) 35%; GARNET CREEPING RED FESCUE (FESTUCA RUBRA) 15%; WINDWARD CHEWINGS FESCUE (FESTUCA RUBRA SPP. LONGIFOLIA) 15%. APPLY A RATE OF 8 LBS PER 1000 S.F. OR RATE APPROVED BY VENDOR.			

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

PRELIMINARY LANDSCAPE SCHEDULE
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT APPROVED FOR CONSTRUCTION
REGISTERED LANDSCAPE ARCHITECT
TIMOTHY E. BAUER
OREGON
1/24/19

JOB NUMBER:	5656-02
DATE:	4/15/2022
DESIGNED BY:	ZTN
DRAWN BY:	ZTN
CHECKED BY:	TEB

AKS DRAWING FILE: 5656-02 LANDSCAPE.DWG | LAYOUT: P14

Exhibit B [UPDATED]: City of Sherwood Land Use Application Forms & Checklists

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

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

City of Sherwood

Application for Land Use Action

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

- ☐ Annexation
- ☐ Plan Amendment (Proposed Zone _____)
- ☐ Planned Unit Development
- ■ Site Plan (square footage of building and parking area)
- ☐ Variance (list standards to be varied in description)
- ■ Conditional Use
- ☐ Partition (# of lots _____)
- ☐ Subdivision (# of lots _____)
- ■ Other: Lot Line Adjustment

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 Government/Finance/Fee Schedule.

Owner/Applicant Information:

Applicant: Langer Family, LLC — Phone: Please contact consultant, below
Applicant Address: 28185 SW Heater Road — Email: Please contact consultant, below
Owner: Langer Parkway South, LLC (Tax Lots 1100, 1200, 1400, 1500) — Phone: Please contact consultant, below
Owner Address: 28185 SW Heater Road — Email: Please contact consultant, below
Contact for Additional Information: AKS Engineering & Forestry, LLC (Chris Goodell)
12965 SW Herman Road, Tualatin, OR 97062
Phone: (503) 563-6151; Email: chrisg@aks-eng.com

Property Information:

Street Location: Southeast of the intersection of SW Langer Farms Parkway and SW Century Drive
Tax Lot and Map No: TL 1100, TL 1200, TL 1400, TL 1500 of Washington County Assessor's Map 2S 1 29DC
Existing Structures/Use: Vacant site
Existing Plan/Zone Designation: Light Industrial Planned Unit Development (LI-PUD)
Size of Property(ies) ±8.19 acres

Proposed Action:

Purpose and Description of Proposed Action:

The project involves site plan review for a self-storage facility with flexible tenant spaces (TL 1100) and a site plan modification and conditional use permit to site a hotel (TL 1200). The Lot Line Adjustment and Modification applications have associated impacts on TL 1400 and TL 1500. Please see the written narrative for further details.

Proposed Use: Light Industrial/Commercial

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

Continued on Reverse

LAND USE APPLICATION FORM

Authorizing Signatures:

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

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

Applicant's Signature _____ Date _____

Owner's Signature _____ Date 3/30/2022

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. Applicant can verify submittal includes specific materials necessary for the application per checklist.

■ **3 Copies of Application Form*** completely filled out and signed by the property owner (or person with authority to make decisions on the property.
See Exhibit B

■ **Copy of Deed** to verify ownership, easements, etc.
See Exhibit C

■ **At least 3 folded** sets of plans*
See Exhibit A

■ **At least 3 copies** 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)
See Exhibit F

* **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.

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 May 12, 2022
Dean T. Sandow - Registered Agent

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. Applicant can verify submittal includes specific materials necessary for the application per checklist.

■ **3 Copies of Application Form*** completely filled out and signed by the property owner (or person with authority to make decisions on the property.
See Exhibit B

■ **Copy of Deed** to verify ownership, easements, etc.
See Exhibit C

■ **At least 3 folded** sets of plans*
See Exhibit A

■ **At least 3 copies** 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)
See Exhibit F

* **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.

Exhibit A

OREGON SECRETARY OF STATE
Corporation Division

HOME | Business Xpress | business name search | oregon business guide | license directory | business registry/renewal | forms/fees | notary public | uniform commercial code | uniform commercial code search | documents & data services

Business Name Search

New Search Printer Friendly

Business Entity Data

05-11-2022 13:12

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1422086-93	DLLC	ACT	OREGON	03-22-2018	03-22-2023	
Entity Name	LANGER PARKWAY SOUTH LLC					
Foreign Name						

New Search Printer Friendly

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS		
Addr 1	121 SW MORRISON STREET SUITE 600			
Addr 2				
CSZ	PORTLAND	OR	97204		Country	UNITED STATES OF AMERICA

Please click here for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	03-22-2018	Resign Date	
Name	DEAN	T	SANDOW		
Addr 1	FARLEIGH WADA WITT				
Addr 2	121 SW MORRISON STREET SUITE 600				
CSZ	PORTLAND	OR	97204		Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS		
Addr 1	C/O DEAN T SANDOW			
Addr 2	121 SW MORRISON STREET SUITE 600			
CSZ	PORTLAND	OR	97204		Country	UNITED STATES OF AMERICA

Type	MGR	MANAGER		Resign Date	
Of Record	931218-96	LANGER ASSET MANAGEMENT, INC.			
Addr 1	C/O DEAN T SANDOW				
Addr 2	121 SW MORRISON STREET SUITE 600				
CSZ	PORTLAND	OR	97204		Country	UNITED STATES OF AMERICA

New Search Printer Friendly

Name History

207

Business Entity Name	Name Type	Name Status	Start Date	End Date
LANGER PARKWAY SOUTH LLC	EN	CUR	03-22-2018	

Please read before ordering Copies.

New Search Printer Friendly

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	04-18-2022		FI		
	AMENDED ANNUAL REPORT	04-06-2021		FI		
	AMENDED ANNUAL REPORT	03-25-2020		FI		
	AMENDED ANNUAL REPORT	03-27-2019		FI		
	ARTICLES OF ORGANIZATION	03-22-2018		FI	Agent	

For comments or suggestions regarding the operation of this site, please contact : corporation.division@sos.oregon.gov

© 2022 Oregon Secretary of State. All Rights Reserved.

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

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

City of Sherwood

Application for Land Use Action

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

- ☐ Annexation
- ☐ Plan Amendment (Proposed Zone _____)
- ☐ Planned Unit Development
- ■ Site Plan (square footage of building and parking area)
- ☐ Variance (list standards to be varied in description)
- ■ Conditional Use
- ☐ Partition (# of lots _____)
- ☐ Subdivision (# of lots _____)
- ■ Other: Lot Line Adjustment

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 Government/Finance/Fee Schedule.

Owner/Applicant Information:

Applicant: Langer Family, LLC — Phone: Please contact consultant, below
Applicant Address: 28185 SW Heater Road — Email: Please contact consultant, below
Owner: Langer Entertainment, LLC (TL 1300) — Phone: Please contact consultant, below
Owner Address: 28185 SW Heater Road — Email: Please contact consultant, below
Contact for Additional Information: AKS Engineering & Forestry, LLC (Chris Goodell)
12965 SW Herman Road, Tualatin, OR 97062
Phone: (503) 563-6151; Email: chrisg@aks-eng.com

Property Information:

Street Location: Southeast of the intersection of SW Langer Farms Parkway and SW Century Drive
Tax Lot and Map No: TL 1300 of Washington County Assessor's Map 2S 1 29DC
Existing Structures/Use: Vacant site
Existing Plan/Zone Designation: Light Industrial Planned Unit Development (LI-PUD)
Size of Property(ies) ±7.48 acres

Proposed Action:

Purpose and Description of Proposed Action:

The project involves site plan review for a self-storage facility with flexible tenant spaces (TL 1100) and a site plan modification and conditional use permit to site a hotel (TL 1200). The associated Lot Line Adjustment will impact TL 1300. Please see the written narrative for further details.

Proposed Use: Light Industrial/Commercial

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

Continued on Reverse

LAND USE APPLICATION FORM

Authorizing Signatures:

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

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

Applicant's Signature _____ Date _____

Owner's Signature _____ Date 3/30/2022

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. Applicant can verify submittal includes specific materials necessary for the application per checklist.

■ **3 Copies of Application Form*** completely filled out and signed by the property owner (or person with authority to make decisions on the property.
See Exhibit B

■ **Copy of Deed** to verify ownership, easements, etc.
See Exhibit C

■ **At least 3 folded** sets of plans*
See Exhibit A

■ **At least 3 copies** 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)
See Exhibit F

* **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.

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

Dean T. Sandow

May 12, 2022

Owner's Signature — Date

Dean T. Sandow - Registered Agent

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. Applicant can verify submittal includes specific materials necessary for the application per checklist.

■ **3 Copies of Application Form*** completely filled out and signed by the property owner (or person with authority to make decisions on the property.
See Exhibit B

■ **Copy of Deed** to verify ownership, easements, etc.
See Exhibit C

■ **At least 3 folded** sets of plans*
See Exhibit A

■ **At least 3 copies** 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)
See Exhibit F

* **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.

Exhibit A

Business Name Search

New Search Printer Friendly

Business Entity Data

05-11-2022 13:17

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1361454-97	DLLC	ACT	OREGON	09-15-2017	09-15-2022	
Entity Name	LANGER ENTERTAINMENT LLC					
Foreign Name						

New Search Printer Friendly

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	C/O FARLEIGH WADA WITT					
Addr 2	121 SW MORRISON ST STE 600					
CSZ	PORTLAND	OR	97204		Country	UNITED STATES OF AMERICA

Please click here for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT		Start Date	09-25-2019	Resign Date
Name	DEAN	T	SANDOW			
Addr 1	121 SW MORRISON #600					
Addr 2						
CSZ	PORTLAND	OR	97204		Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS				
Addr 1	121 SW MORRISON #600					
Addr 2						
CSZ	PORTLAND	OR	97204		Country	UNITED STATES OF AMERICA

Type	MGR	MANAGER			Resign Date	
Of Record	931218-96	LANGER ASSET MANAGEMENT, INC.				
Addr 1	C/O FARLEIGH WADA WITT					
Addr 2	121 SW MORRISON ST STE 600					
CSZ	PORTLAND	OR	97204		Country	UNITED STATES OF AMERICA

New Search Printer Friendly

Name History

212

Business Entity Name	Name Type	Name Status	Start Date	End Date
LANGER ENTERTAINMENT LLC	EN	CUR	09-15-2017	

Please read before ordering Copies.

New Search Printer Friendly

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	09-21-2021		FI		
	AMENDED ANNUAL REPORT	09-15-2020		FI		
	AMENDED ANNUAL REPORT	09-25-2019		FI	Agent	
	AMENDED ANNUAL REPORT	09-17-2018		FI		
	ARTICLES OF ORGANIZATION	09-15-2017		FI	Agent	

© 2022 Oregon Secretary of State. All Rights Reserved.

APPLICATION MATERIALS REQUIRED FOR

SITE PLAN REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☑ III. REQUIRED PLANS See Exhibit A

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

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

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

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

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

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

Transportation

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

Grading and Erosion Control

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

Utilities

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

Preliminary Stormwater Plan

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

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

Sensitive Areas

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

Land Use

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

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

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

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

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

IV. DOCUMENTS REQUIRED

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

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

V. ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED

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

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

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

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

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

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

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

☑ Verification of compliance with other agency standards such as CWS, DSL, Army Corps of Engineers, ODOT, PGE, BPA, Washington County.
See Exhibit M for TVFR SPL

APPLICATION MATERIALS REQUIRED FOR

CONDITIONAL USE PERMIT REVIEW

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

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

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

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

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

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

✓ **II.** **BACKGROUND INFORMATION** (all materials collated to create 12 sets)

*****Note that the *final* application must contain twelve (12) 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 twelve (12), with the understanding that twelve (12) complete sets of the application materials will be required before the application is deemed complete and scheduled for review.

☑ **Application Form –** One original and eleven (11) copies of a completed City of Sherwood Application for Land Use Action form. All owners must sign the application form.

☑ **Documentation of Neighborhood Meeting** - Affidavits of mailing, sign-in sheets and a summary of the meeting notes shall be included with the application.
See Exhibit F

☑ **Tax Map** - Twelve (12) 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.
See Exhibit J

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

☑ **Vicinity Map –** Twelve (12) copies of a vicinity map showing the City limits and the Urban Growth Boundary
See Exhibit A

☑ **Narrative –** Twelve (12) copies and **an electronic copy** of a narrative explaining the proposal in detail and a response to the Findings of Fact for Conditional Use Permit Approval, located in Chapter 16 of the Municipal Code/Zoning & Development, Section 16.82. The Municipal Code/Zoning & Development is available online at www.sherwoodoregon.gov. Click 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 twelve 12) sets of the following folded full-size plans and **an electronic copy**. Plans must have:

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

☑ **Existing Conditions Plan** - Existing conditions plan drawn to scale showing: property lines and dimensions, existing structures and other improvements such as streets and utilities, existing vegetation, 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. .

See Exhibit A

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

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

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

Transportation

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

Grading and Erosion Control

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

Utilities

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

Preliminary Stormwater Plan

u. Show location, size and slope of water quality facility.
v. Preliminary calculations justifying size of facility.
w. The total square footage of the new and existing impervious area.
x. The stormwater facility to CWS standards (CWS R&O 07-20).

Sensitive Areas

y. Show any and all streams, ponds, wetlands and drainage ways.

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

Land Use

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

☑ **Reduced - Proposed Development Plans –** One (1) reduced copies of the Proposed Development Plan on 8 1/2" by 11" sheets and twelve (12) reduced copies on 11" by 17" sheets.

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

☑ **Surrounding Land Uses –** Existing land use including nature, size and location of existing structures within 300 feet. A recent air photo may satisfy this requirement if tree coverage does not block the view of buildings and accessory structures. If color is used you may submit a color original and fourteen (14) black and white photocopies. Air photos are available from Metro.

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

IV. DOCUMENTS REQUIRED

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

V. ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED

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

☑ **CWS Service Provider Letter** – Four (4) copies of the CWS service provider letter if applicable.
See Exhibit E

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

☐ **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).

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

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

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

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

☑ Verification of compliance with other agency standards such as CWS, DSL, Army Corps of Engineers, ODOT, PGE, BPA, Washington County.
See Exhibit M for TVFR SPL

APPLICATION MATERIALS REQUIRED FOR

LOT LINE ADJUSTMENT

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

- ☑ **Fee -** See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at **www.sherwoodoregon.gov.** Click on Departments/Planning/Fee Schedule.
- ☑ **Application Form –** One original and three (3) copies of a completed **City of Sherwood Application for Land Use Action** form. All owners must sign the application form.
  See Exhibit B
- ☑ **Tax Map** - Four (4) copies of the latest Tax Map available from the Washington County Assessors Office.
  See Exhibit J
- ☑ **Narrative –** Four (4) copies of a narrative explaining the proposal in detail.
- ☑ **Proposed Plan** – Four (4) copies of the proposed plan including the location of the proposed lot line adjustment as well as easements, existing structures, trees, driveways, access points, above and below ground utilities, parking areas, landscaping areas and natural features.
  See Exhibit A
- ☑ **Legal Descriptions** – Four (4) copies of existing and proposed legal descriptions.
  See Exhibit Q
- ☑ **Reduced Copy** – One copy of the proposed lot line adjustment on an 8 ½ by 11 sheet.
  See Exhibit Q
- ☑ **Electronic Copy** - All above materials also submitted in electronic form, either by email to the project manager, or copied to a CD and submitted with above documents.

Exhibit C [UPDATED]: Preliminary Title Report

Chicago Title Company of Oregon
Order No. 472522002736

1433 SW 6th Avenue
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Matt Langer
28185 SW Heater Road
Sherwood, OR 97140

Customer Ref.: _____
Order No.: 472522002736
Effective Date: May 4, 2022 at 08:00 AM
Charge: $350.00

The information contained in this report is furnished by Chicago Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Langer Parkway South LLC, an Oregon limited liability company

Premises. The Property is:

(a) Street Address:

No Situs (Lot 1 Parkway Village South), Sherwood, OR 97140

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

SPECIFIC ITEMS AND EXCEPTIONS:

1. City Liens, if any, in favor of the City of Sherwood.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Sherwood
Purpose:	Public utilities
Recording Date:	April 22, 2011
Recording No:	2011-030292
Affects:	8.0 feet along street frontage (Also delineated on the recorded plat)

3. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat:	Langer Farms
Recording Date:	March 21, 2013
Recording No:	2013-025409

4. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat:	Partition Plat No. 2017-019
Recording Date:	June 27, 2017
Recording No:	2017-050998

5. Building Setback Covenant and Agreement, including the terms and provisions thereof,

Recording Date:	July 19, 2017
Recording No.:	2017-056720

6. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat:	Parkway Village South
Recording Date:	June 5, 2019
Recording No:	2019-034798

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Sanitary sewer and storm drainage
Affects: Multiple locations - See plat for specifics

Purpose: Private waterline easement for the benefit of Lots 1 and 2
Affects: A strip 10.00 feet in width, as shown on plat

Purpose: Public utility
Affects: 8 feet along the North lot line

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 24, 2019
Recording No: 2019-039827

NOTE: The above document includes provisions for payment of Common Facilities Costs to the Manager, as defined in said document.

9. Existing leases and tenancies, if any.

10. We find no Notice of Completion recorded on said Land.

11. Please be advised that our search did not disclose any open Deeds of Trust of record.

12. The Oregon Corporation Commission records show that as of May 13, 2022 , Langer Parkway South, LLC is an active Oregon limited liability company and is currently in good standing.

Note: Property taxes for the fiscal year shown below are paid in full.
Fiscal Year: 2021-22
Amount: $14,457.64
Levy Code: 088.10
Account No.: R2211558
Map No.: 2S129DC 01100

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Tony Schadle
5034694150
tony.schadle@titlegroup.fntg.com

Chicago Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

EXHIBIT "A"

Legal Description

Lot 1, PARKWAY VILLAGE SOUTH, City of Sherwood, Washington County, Oregon, recorded June 5, 2019, as Document No. 2019-034798

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED**, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Chicago Title Company of Oregon
Order No. 472522002739

1433 SW 6th Avenue
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Matt Langer
28185 SW Heater Road
Sherwood, OR 97140

Customer Ref.: _____
Order No.: 472522002739
Effective Date: May 4, 2022 at 08:00 AM
Charge: $350.00

The information contained in this report is furnished by Chicago Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Langer Parkway South LLC, an Oregon limited liability company

Premises. The Property is:

(a) Street Address:

No Situs (Lot 2, Parkway Village South), Sherwood, OR 97140

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

SPECIFIC ITEMS AND EXCEPTIONS:

1. City Liens, if any, in favor of the City of Sherwood.

2. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Langer Farms
   Recording Date: March 21, 2013
   Recording No: 2013-025409

3. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Partition Plat No. 2017-019
   Recording Date: June 27, 2017
   Recording No: 2017-050998

4. Building Setback Covenant and Agreement, including the terms and provisions thereof,

   Recording Date: July 19, 2017
   Recording No.: 2017-056720

5. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Parkway Village South
   Recording Date: June 5, 2019
   Recording No: 2019-034798

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

   Purpose: Sanitary sewer and storm drainage
   Affects: Multiple locations - See plat for specifics

   Purpose: Private waterline easement for the benefit of Lots 1 and 2
   Affects: A strip 10.00 feet in width, as shown on plat

   Purpose: Private access and mainteance for the benefit of Lot 2
   Affects: Multiple locations - See plat for specifics

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

   Recording Date: June 24, 2019
   Recording No: 2019-039827

   NOTE: The above document includes provisions for payment of Common Facilities Costs to the Manager, as defined in said document.

8. Existing leases and tenancies, if any.

9. We find no Notice of Completion recorded on said Land.

10. Please be advised that our search did not disclose any open Deeds of Trust of record.

11. The Oregon Corporation Commission records show that as of May 13, 2022 , Langer Parkway South, LLC is an active Oregon limited liability company and is currently in good standing.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year:	2021-22
Amount:	$4,730.96
Levy Code:	088.10
Account No.:	R22115589
Map No.:	2S129DC 01200

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Tony Schadle
5034694150
tony.schadle@titlegroup.fntg.com

Chicago Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

EXHIBIT "A"

Legal Description

Lot 2, PARKWAY VILLAGE SOUTH, City of Sherwood, Washington County, Oregon, recorded June 5, 2019, as Document No. 2019-034798

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED**, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

1433 SW 6th Avenue
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Matt Langer
28185 SW Heater Road
Sherwood, OR 97140

Customer Ref.: _____
Order No.: 472522002740
Effective Date: May 4, 2022 at 08:00 AM
Charge: $350.00

The information contained in this report is furnished by Chicago Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Langer Entertainment LLC, an Oregon limited liability company

Premises. The Property is:

(a) Street Address:

21650 SW Langer Farms Parkway, Sherwood, OR 97140

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Chicago Title Company of Oregon
Order No. 472522002740

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

SPECIFIC ITEMS AND EXCEPTIONS:

1. City Liens, if any, in favor of the City of Sherwood.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Sherwood
   Purpose: Public utilities
   Recording Date: April 22, 2011
   Recording No: 2011-030292
   Affects: 8.0 feet along street frontage

3. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Langer Farms
   Recording Date: March 21, 2013
   Recording No: 2013-025409

4. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Partition Plat No. 2017-019
   Recording Date: June 27, 2017
   Recording No: 2017-050998

5. Building Setback Covenant and Agreement, including the terms and provisions thereof,

   Recording Date: July 19, 2017
   Recording No.: 2017-056720

6. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Parkway Village South
   Recording Date: June 5, 2019
   Recording No: 2019-034798

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Parkway Village South;

Purpose: Sanitary sewer and storm drainage
Affects: Multiple locations - See plat for specifics

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Parkway Village South;

Purpose: Access and maintenance easement for the benefit of the City of Sherwood, and private access easement for the benefit of Lot 2
Affects: A strip 30.00 feet in width, as shown on plat

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Parkway Village South;

Purpose: Private waterline easement for the benefit of Lots 1 and 2
Affects: A strip 10.00 feet in width, as shown on plat

10. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 24, 2019
Recording No: 2019-039827

The above document includes provisions for payment of Common Facilities Costs to the Manager, as defined in said document.

11. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Langer Entertainment LLC, an Oregon limited liability company
Lessee: Langer Operations LLC, an Oregon limited liability company
Recording Date: June 24, 2019
Recording No: 2019-039828

12. A Contruction Deed of Trust, Assighnment of Leases and Rent, Security Agreement, and Fixture Filingt to secure an indebtedness in the amount shown below,

Amount: $10,000,000.00
Dated: June 26, 2019
Trustor/Grantor: Langer Entertainment LLC, an Oregon limited liability company **and** Langer Operations LLC, an Oregon limited liability company
Trustee: Fidelity National Title
Beneficiary: Columbia State Bank
Loan No.: 1833561
Recording Date: June 27, 2019
Recording No.: 2019-040648

NOTE: The Deed of Trust set forth above is purported to be a “Credit Line” Deed of Trust.

13. Completion Notice

Recording Date: September 30, 2019
Recording No.: 2019-067817
Affects: Lot 3 of said Parkway Village South

14. The Oregon Corporation Commission records show that as of May 13, 2022, Langer Entertainment LLC is an active Oregon limited liability company and is currently in good standing.

15. Existing leases and tenancies, if any.

Note: Property taxes for the fiscal year shown below are paid in full.
Fiscal Year: 2021-22
Amount: $184,605.23
Levy Code: 088.10
Account No.: R2211560
Map No.: 2S129DC 01300

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Tony Schadle
5034694150
tony.schadle@titlegroup.fntg.com

Chicago Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

EXHIBIT "A"

Legal Description

PARCEL A-1:

Lot 3, PARKWAY VILLAGE SOUTH, recorded June 5, 2019, Document No. 2019-034798, City of Sherwood, Washington County, Oregon.

PARCEL A-2:

Easements for the benefit of Parcel A-1 for the purposes set forth in "Amended and Restated Declaration of Easements and Restrictions for Parkway Village South", recorded June 24, 2019, in Washington County, Oregon, Fee No. 2019-039827, and subject to the terms, provisions and conditions set forth in said instrument.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED**, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Chicago Title Company of Oregon
Order No. 472522002741

1433 SW 6th Avenue
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Matt Langer
28185 SW Heater Road
Sherwood, OR 97140

Customer Ref.: _____
Order No.: 472522002741
Effective Date: May 4, 2022 at 08:00 AM
Charge: $350.00

The information contained in this report is furnished by Chicago Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Langer Parkway South LLC, an Oregon limited liability company

Premises. The Property is:

(a) Street Address:

No Situs (Lot 4, Parkway Village South), Sherwood, OR 97140

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Chicago Title Company of Oregon
Order No. 472522002741

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

SPECIFIC ITEMS AND EXCEPTIONS:

1. City Liens, if any, in favor of the City of Sherwood.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Sherwood
   Purpose: Public utilities
   Recording Date: April 22, 2011
   Recording No: 2011-030292
   Affects: 8.0 feet along street frontage

3. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Langer Farms
   Recording Date: March 21, 2013
   Recording No: 2013-025409

4. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Partition Plat No. 2017-019
   Recording Date: June 27, 2017
   Recording No: 2017-050998

5. Building Setback Covenant and Agreement, including the terms and provisions thereof,

   Recording Date: July 19, 2017
   Recording No.: 2017-056720

6. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Parkway Village South
   Recording Date: June 5, 2019
   Recording No: 2019-034798

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Sanitary sewer and storm drainage
Affects: Multiple locations - See plat for specifics

Purpose: Public utility
Affects: 8 feet in width - See plat for details

Purpose: Private waterline easement for the benefit of City of Sherwood
Affects: See plat for details

Purpose: Private access and mainteance for the benefit of Lot 2
Affects: Multiple locations - See plat for specifics

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 24, 2019
Recording No: 2019-039827

NOTE: The above document includes provisions for payment of Common Facilities Costs to the Manager, as defined in said document.

9. Existing leases and tenancies, if any.

10. We find no Notice of Completion recorded on said Land.

11. Please be advised that our search did not disclose any open Deeds of Trust of record.

12. The Oregon Corporation Commission records show that as of May 13, 2022 , Langer Parkway South, LLC is an active Oregon limited liability company and is currently in good standing.

Note: Property taxes for the fiscal year shown below are paid in full.
Fiscal Year: 2021-22
Amount: $10,100.95
Levy Code: 088.10
Account No.: R2211561
Map No.: 2S129DC 01400

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Tony Schadle
5034694150
tony.schadle@titlegroup.fntg.com

Chicago Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

EXHIBIT "A"

Legal Description

Lot 4, PARKWAY VILLAGE SOUTH, City of Sherwood, Washington County, Oregon, recorded June 5, 2019, as Document No. 2019-034798

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED**, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Chicago Title Company of Oregon
Order No. 472522002743

1433 SW 6th Avenue
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Matt Langer
28185 SW Heater Road
Sherwood, OR 97140

Customer Ref.: _____
Order No.: 472522002743
Effective Date: May 4, 2022 at 08:00 AM
Charge: $350.00

The information contained in this report is furnished by Chicago Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Langer Parkway South LLC, an Oregon limited liability company

Premises. The Property is:

(a) Street Address:

No Situs (Lot 5, Parkway Village South), Sherwood, OR 97140

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Chicago Title Company of Oregon
Order No. 472522002743

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

SPECIFIC ITEMS AND EXCEPTIONS:

1. City Liens, if any, in favor of the City of Sherwood.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of Sherwood
   Purpose: Public utilities
   Recording Date: April 22, 2011
   Recording No: 2011-030292
   Affects: 8.0 feet along street frontage

3. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Langer Farms
   Recording Date: March 21, 2013
   Recording No: 2013-025409

4. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Partition Plat No. 2017-019
   Recording Date: June 27, 2017
   Recording No: 2017-050998

5. Building Setback Covenant and Agreement, including the terms and provisions thereof,

   Recording Date: July 19, 2017
   Recording No.: 2017-056720

6. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

   Name of Plat: Parkway Village South
   Recording Date: June 5, 2019
   Recording No: 2019-034798

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Sanitary sewer and storm drainage
Affects: Multiple locations - See plat for specifics

Purpose: Public utility
Affects: 8 feet in width - See plat for details

Purpose: Waterline easement for the benefit of City of Sherwood
Affects: See plat for details

Purpose: Private waterline easement for the benefit of Lots 1 and 2
Affects: See plat for details

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 24, 2019
Recording No: 2019-039827

NOTE: The above document includes provisions for payment of Common Facilities Costs to the Manager, as defined in said document.

9. Existing leases and tenancies, if any.

10. We find no Notice of Completion recorded on said Land.

11. Please be advised that our search did not disclose any open Deeds of Trust of record.

12. The Oregon Corporation Commission records show that as of May 13, 2022 , Langer Parkway South, LLC is an active Oregon limited liability company and is currently in good standing.

Note: Property taxes for the fiscal year shown below are paid in full.
Fiscal Year: 2021-22
Amount: $4,161.99
Levy Code: 088.10
Account No.: R2211562
Map No.: 2S129DC 01500

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Tony Schadle
5034694150
tony.schadle@titlegroup.fntg.com

Chicago Title Company of Oregon
1433 SW 6th Avenue
Portland, OR 97201

EXHIBIT "A"

Legal Description

Lot 5, PARKWAY VILLAGE SOUTH, City of Sherwood, Washington County, Oregon, recorded June 5, 2019, as Document No. 2019-034798

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED**, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

NOTICE
REGARDING
CERTAIN DISCRIMINATORY RESTRICTIONS, IF APPLICABLE

Omitted from the attached document is any covenant or restriction that is based upon, but not necessarily limited to, race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal law, except to the extent that such covenant or restriction is permitted by applicable law.

Oregon Version 20150707

Exhibit A

Washington County, Oregon
D-IRUL
Stn=16 M LOPEZ
$150.00 $11.00 $5.00 $60.00

2019-039827
06/24/2019 01:20:20 PM
$226.00

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

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

After recording return to:

Langer Parkway South LLC
c/o Farleigh Wada Witt
121 SW Morrison #600
Portland, Oregon 97204

Fidelity National Title of Oregon APN 1402309-08

AMENDED AND RESTATED
DECLARATION OF EASEMENTS AND RESTRICTIONS
FOR
PARKWAY VILLAGE SOUTH

THIS AMENDED AND RESTATED DECLARATION OF EASEMENTS AND RESTRICTIONS FOR PARKWAY VILLAGE SOUTH ("Declaration") is made as of June 18, 2019, by LANGER PARKWAY SOUTH LLC, an Oregon limited liability company ("Declarant"). This Declaration is a complete amendment and restatement of the Declaration of Easements and Restrictions for Parkway Village South dated May 14, 2019, and recorded in the land records of Washington County, Oregon, on June 5, 2019, as document number 2019-034799.

Recitals

A. Declarant is the owner of real property located in Sherwood, Washington County, Oregon, legally described on Exhibit A attached hereto and incorporated by this reference ("Retail Center Land"). The Retail Center (defined below) shall consist of the lots, building, and improvements shown on the sketch on the Site Plan (defined below) and as further illustrated on the plat attached hereto as Exhibits B and C, respectively, and incorporated by this reference. Declarant plans to develop and build the Retail Center described herein on the Retail Center Land. In connection therewith, Declarant intends to develop Lot 3 as an entertainment center and parking as shown on the Site Plan.

B. Declarant desires to restrict the Retail Center in accordance with the terms and provisions of this Declaration in order to provide for (a) the orderly development and operation of the Retail Center, (b) the construction of compatible improvements in the Retail Center, (c) common easements for ingress and egress of pedestrian and vehicular traffic, (d) reciprocal parking rights, (e) procedures for the maintenance of the Retail Center, and (f) such other matters as are provided herein.

Declaration

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated into this Declaration, Declarant declares that the Retail Center Land shall be held, transferred, sold, conveyed, and occupied subject to the following covenants, conditions, restrictions, easements, charges, and liens, which

shall run with the land and shall be binding upon all parties having or acquiring any right, title, or interest in the Retail Center Land or any part thereof, all of which shall inure to the benefit of each Owner:

1. DEFINITIONS

1.1 "Approving Person" is defined in Section 15.7.

1.2 "Building Areas" means the areas designated as Retail A, Retail B, Retail C, Retail D, Daycare Center, and Fun Center on the Site Plan.

1.3 "Center Sign(s)" means the monument and/or pylon signs, if any, that will be located in areas allowed by the City and approved by Declarant.

1.4 "City" means the City of Sherwood, Oregon.

1.5 "Collection Costs" is defined in Section 10.1.

1.6 "Common Facilities" means all those areas on each Lot that are not Building Areas, together with those portions of the Building Area on each Lot that are not from time to time actually covered by a building or other commercial structure or that cannot under the terms of this Declaration be used for buildings, including without limitation sidewalks, walkways, aisles and driveways providing ingress and egress to the buildings and parking areas and to and from adjacent streets and highways, all parking areas, any storm water retention basins if applicable, unloading areas (except for trash facilities, truck docks, and ramps that are for the exclusive use of a particular tenant), shrubbery, plantings, other landscaping, illuminating and mechanical equipment used exclusively in connection with any of the foregoing, all utility lines and facilities, all sewers servicing the Lots to the perimeter walls of any building in the Retail Center, Center Signs, and all other portions of the Retail Center designated by the Owners from time to time as Common Facilities. Areas under a canopy that extends from buildings, together with any columns or posts supporting the same, shall be maintained by the Owners of the buildings to which the applicable canopy is attached and shall not be considered part of the Common Facilities.

1.7 "Common Facilities Budget" is defined in Section 6.1.1.

1.8 "Common Facilities Charge" is defined in Section 6.3.1(a).

1.9 "Common Facilities Lien" is defined in Section 11.1.

1.10 "Common Facilities Maintenance" is defined in Section 5.1.

1.11 "Common Lighting" is defined in Section 2.2.

1.12 "Condemnation Award" is defined in Article 14.

1.13 "Contracting Party" is defined in Section 2.4.1(b).

1.14 "Declarant" is defined above and includes any Owner to whom Declarant or a successor thereto assigns all of its rights to be Declarant hereunder, or any Declarant approved by the Owners pursuant to Section 5.5.

1.15 "Declaration" is defined above.

1.16 "Default Rate" means a rate of interest equal to the lesser of (a) the highest rate allowed by law or (b) four percentage points over the Prime Rate.

1.17 "Defaulting Party" is defined in Section 10.1.

1.18 "Deficiencies" is defined in Section 10.2.

1.19 "Environmental Laws" is defined in Section 12.3.2.

1.20 "Expansion Land" is defined in Section 15.21.

1.21 "Floor Area" means the total number of square feet of ground floor space in a fully constructed building, whether or not actually occupied, excluding basement, subterranean, balcony, and mezzanine space, unless that space is used as selling area. Floor Area shall be measured from the exterior line of the exterior walls and from the center line of any party or common interior walls without deduction for columns, walls, or other structural or non-structural components.

1.22 "Hazardous Substance" is defined in Section 12.3.2.

1.23 "Lienholder" means any mortgagee under a mortgage or a trustee or beneficiary under a deed of trust constituting a lien or encumbrance on any Lot.

1.24 "Management Fee" is defined in Section 6.3.1.

1.25 "Manager" is defined in Section 5.2.

1.26 "Non-defaulting Party" is defined in Section 10.1.

1.27 "Occupant" means any party rightfully occupying a Lot in compliance with the provisions hereof.

1.28 "Operating Costs" is defined in Section 6.2.

1.29 "Owner" means the record holder of fee simple title to a Lot and its heirs, personal representatives, successors, and assigns.

1.30 "Lot(s)" means any of Lots 2 through 5 shown on the Plat and "Lots" shall mean any two or more thereof, as well as any Lots added to the Retail Center as provided in Section 15.21.

1.31 "Lot Area" means total number of square feet of each Lot when viewed separately or, as the context requires, the combined total number of square feet of all Lots collectively, all as shown on the recorded plat for the Retail Center.

1.32 "Lot Monument Sign" means monument signs to be located on each Lot in locations allowed by the City and approved by Declarant.

1.33 "Person" means individuals, partnerships, limited liability companies, firms, associations, corporations, trusts, governmental agencies, administrative tribunals, or any other form of business or legal entity.

1.34 "Plat" means the Subdivision plat attached hereto as Exhibit C.

1.35 "Prime Rate" means the rate of interest as designated from time to time in the *Wall Street Journal – Western Edition* or equivalent thereof.

1.36 "Proportionate Share" means a percentage derived by dividing the total Lot Area of the particular Lot owned by an Owner by the total Lot Area of all Lots in the Retail Center.

1.37 "Real Estate Taxes" is defined in Section 8.1.

1.38 "Receipt" is defined in Section 15.11.2.

1.39 "Requesting Person" is defined in Section 15.7.

1.40 "Restrictions" means the easements, covenants, restrictions, liens, and encumbrances contained in this Declaration.

1.41 "Service Facilities" means the loading docks, storage facilities, trash enclosures, and other similar service facilities.

1.42 "Retail Center" means the Retail Center Land, together with all improvements located thereon and all appurtenances thereunto pertaining. Upon recording of the Declaration, the following comprises the entirety of the Retail Center, as further depicted on Exhibit C:

Lot	*Size (acres)*	*% of Retail Center*
2	0.84	6.96%
3	7.479	61.99%
4	2.504	20.75%
5	1.242	10.29%
Total	12.065	100.00%

1.43 "Retail Center Land" is defined above and includes any land added thereto from time to time pursuant to Section 15.21.

1.44 "Site Plan" means the site plan attached as Exhibit B and incorporated by this reference, as the same may be amended from time to time in accordance with the provisions of this Declaration.

1.45 "Storm Drainage System" is defined in Section 3.4.

2. BUILDING AND COMMON FACILITIES DEVELOPMENT

2.1 ***Standard.*** All buildings and other structures shall be constructed and maintained in accordance with all local, state, and federal laws, rules, and regulations applicable thereto. Buildings shall be constructed upon the Lots only within the Building Areas and (a) shall not result in (1) the unreasonable impairment of the visibility of the Retail Center or any building, (2) a material impairment of access between any Lot and the public streets SW Century Drive and SW Langer Farm Parkway and/or parking in Retail Center, all as shown on the Site Plan, (3) a reduction in the number of parking spaces in the Retail Center below the minimum aggregate number required hereunder, or (4) any material impairment of the ability of any Occupant within the Retail Center to conduct its business as permitted herein and (b) subject to the remainder of this section, the buildings located on Lot 4, which front on SW Century Drive and SW Langer Farm Parkway each shall not exceed 12,000 square feet in total Floor Area. The Floor Area of the building located on any Lot may be increased by Declarant by a maximum

of 10% in order to accommodate the needs of the user thereof, provided that in no event shall the aggregate number of parking spaces in the Retail Center be reduced below the minimum required hereunder as a result of any such increase. In addition, the Floor Area allocation of any two or more Lots may be combined for a single building thereon.

2.2 ***Common Facilities***. The Common Facilities are hereby reserved for the use of all Owners of the Retail Center, their tenants, contractors, employees, agents, customers, licensees, and invitees, and the subtenants, contractors, employees, agents, customers, licensees, and invitees of such tenants, and Occupants. The Common Facilities may be used for vehicular driving, parking (except that there shall be no multi-level parking), pedestrian traffic, directional signs, permitted signage, sidewalks, walkways, landscaping, perimeter walls and fences, Common Facilities lighting including seasonal holiday illumination and decorations (collectively "Common Lighting"), utilities, and Service Facilities and for no other purpose unless otherwise specifically provided in this Declaration. The Common Facilities shall be constructed in accordance with the Site Plan and shall be kept and maintained as provided herein. The sizes and arrangements of the Common Facilities improvements, including without limitation service drives and parking areas, striping, traffic directional arrows and signs, concrete bumpers, Common Lighting, perimeter walls and fences, and landscaped areas together with necessary planting, may not be materially changed without the prior written consent of the Owners. Persons using the Common Facilities in accordance with this Declaration shall not be charged any fee for such use. Notwithstanding the foregoing, each Owner hereby covenants and agrees that, to the extent allowed by law, no Owner or occupant will allow the Common Facilities on its tract to be used for rallies, demonstrations, protests, picketing, or handbilling to protest, publicize, or allege improprieties regarding the acts, policies, or operating practices of any business operating within the Retail Center or any political or social cause.

2.3 ***Type and Design of Building***. The following terms apply to the design of buildings at the Retail Center.

2.3.1 *Quality and Compatibility*. Each building in the Retail Center shall be of first quality construction and architecturally designed so that its exterior elevations (including without limitation signs and color) will be architecturally and aesthetically compatible and harmonious with all other buildings in the Retail Center as reasonably determined by Declarant, subject to the following:

(a) No building may be constructed and the exterior of any existing building shall not be changed in any way (including without limitation signs and color) without the prior written approval of Declarant as to the exterior elevations (including without limitation signs and color) of the building to be constructed or modified, which consent will not be unreasonably withheld. Notwithstanding the foregoing, subject to all other restrictions contained herein and except as otherwise required herein, the design of standard building elevations, signs, and logos of national franchise businesses located on Lots shall not require prior approval but the size and location of placement of any such elevations, signs, and logos shall require prior written approval under this section.

(b) Before the construction of any building or any modification of an existing building is commenced, sufficient information shall be sent to Declarant to enable Declarant to make a reasonable determination as to the architectural and aesthetic compatibility of the building or modification with all other buildings in the Retail Center.

2.3.2 *Sprinkler Systems*. Every building either shall be equipped with automatic sprinkler systems that meet all applicable building codes (or other similar systems that meet all applicable building codes) or shall be constructed in such a manner as not to affect adversely the fire rating for

insurance purposes of any building built upon any other Lot. The purpose of this section is to allow buildings built on each Lot to be fire-rated as separate and distinct units without deficiency charge.

2.3.3 *Structural Integrity*. No building shall be built in such a manner as to adversely affect the structural integrity of any other building in the Retail Center.

2.3.4 *Height*. All buildings in the Retail Center located on Lots that front on SW Century Drive and SW Langer Farm Parkway shall be single story and shall not exceed forty feet in height from the finished grade. All buildings on Lot 3 shall be limited to sixty feet in height from the finished grade. The foregoing height limitations (a) include mechanical fixtures and equipment and architectural embellishments and screening for same, (b) exclude incidental architectural embellishments and peaks, and (c) are to be measured in each case from the finished grade at the centerline at the front side of the building (i.e. the side of the building facing the customer parking lot, or if more than one customer parking lot abuts the building, the side of the building containing the main entrance).

2.3.5 *Building Maintenance*. Each Owner shall maintain or cause to be maintained the exterior of any building, including any canopies and supporting columns or posts, located on such Owner's Lot(s) in a quality and condition comparable to that of first class retail centers of comparable size and nature located in the same geographic area as the Retail Center. All Service Facilities and rooftop equipment otherwise visible from the parking areas shall be attractively screened from view from the parking areas.

2.4 ***Construction Requirements***. The following construction requirements apply under this Declaration.

2.4.1 *Timing and Manner of Work*. All work performed in the construction, maintenance, repair, replacement, alteration, or expansion of any building, sign, or Common Facilities improvements located in the Retail Center shall be effected as expeditiously as possible and in such a manner as not unreasonably to interfere, obstruct, or delay (1) access to or from the Retail Center, or any part thereof, to or from any public right-of-way, (2) customer vehicular parking in that portion of the improved Common Facilities located in front of any building constructed in the Retail Center, or (3) the receiving of merchandise by any business in the Retail Center including without limitation access to Service Facilities. All Common Facilities shown on the Site Plan for a Lot shall be constructed and installed in advance of or in connection with the construction of the building on the Lot.

(a) Staging for the construction, replacement, alteration, or expansion of any building, sign, or Common Facilities improvements located in the Retail Center including without limitation the location of any temporary buildings or construction sheds, the storage of building materials, and the parking of construction vehicles and equipment shall be limited to that portion of the Retail Center approved in writing by Declarant and in all cases the staging area must be self-contained on the Lot where construction activity is to occur to the extent possible.

(b) Unless otherwise specifically stated herein, the person contracting for the performance of such work ("Contracting Party") shall, at its sole cost and expense, promptly repair and restore or cause promptly to be repaired and restored to its prior condition all buildings, signs, and Common Facilities improvements damaged or destroyed in the performance of such work.

2.4.2 *Liens*. The Contracting Party shall not permit any liens to arise or remain against any Lot for any work done or materials furnished in connection with the performance of the work described in Section 2.4.1, subject to the following:

(a) The Contracting Party may contest the validity of any such lien, but upon a final determination of the validity thereof, the Contracting Party shall cause the lien to be satisfied and released of record.

(b) The Contracting Party shall, within thirty days after receipt of written notice from an Owner, cause any such outstanding lien or claim of lien to be released of record or transferred to bond in a manner reasonably satisfactory to the person giving notice, failing which such Owner shall have the right, at the Contracting Party's expense, to transfer the lien to the bond.

(c) The Contracting Party shall indemnify, defend, and hold harmless all other Owners and Occupants from any and all liability, claims, damages, expenses (including reasonable attorney fees incurred in or before any action, at trial, on appeal or in bankruptcy court), liens, claims of liens, judgments, proceedings, and causes of action arising out of or in any way connected with the performance of such work, unless caused by the negligent or willful act or omission of the otherwise indemnified person or its tenants, subtenants, agents, contractors, or employees.

2.4.3 *Incidental Encroachments*. The Owners acknowledge and agree that incidental encroachments upon the Common Facilities may occur as a result of the use of ladders, scaffolds, store front barricades, and similar facilities in connection with the construction, maintenance, repair, replacement, alteration, or expansion of buildings, signs, and Common Facilities improvements located in the Retail Center, all of which are permitted hereunder so long as all activities requiring the use of such facilities are expeditiously pursued to completion and are performed in such a manner as to minimize any interference with use of the improved Common Facilities or with the normal operation of any business in the Retail Center.

2.4.4 *Insurance*. During the course of any construction or repair as to any building on a Lot, the person responsible for such construction or repair shall obtain and maintain:

(a) Commercial general liability insurance (as to which the other Owners shall be additional insureds) on an occurrence basis against claims for bodily injury, personal injury, death, or property damage occurring on, in, or about the Retail Center and the adjoining streets, sidewalks, and passageways, with limits not less than $1,000,000 per occurrence, $2,000,000 general aggregate, $2,000,000 products-completed operations, $1,000,000 personal and advertising injury, and $1,000,000 sudden and accidental pollution coverage;

(b) Workers' compensation insurance for all employees of the entity conducting such construction who are engaged in the construction including without limitation employers' liability insurance policy to cover damages that become due in case of bodily injury, occupational sickness or disease, or death of subcontractor employees, with such policy written with limits of not less than $1,000,000 for each accident policy, $1,000,000 for each disease policy, and $1,000,000 per disease, per each employee;

(c) Commercial automobile liability coverage with limits not less than $1,000,000 combined single limits; and

(d) "Builder's completed value all risk" insurance against "all risks of physical loss" including collapse and transit coverage, during construction or repair, with deductibles not to exceed $5,000, with a limit of not less than $1,000,000.

2.4.5 *Condition Pending Construction*. Each Owner of any Lot in the Retail Center, at its expense, shall maintain the undeveloped portion thereof in a clean condition, free from weeds, and

either landscaped and/or covered with gravel base; provided, however, that on or before the date which will be two years after the date that any building on any Lot first opens for business, each Owner at its expense shall either (a) install an asphalt cap on the Lot or (b) commence or cause to be commenced construction of a building upon the Lot and thereafter diligently pursue the construction to completion. Each Owner of any Lot shall maintain its Lot in a clean condition and free from weeds pending construction of development thereon and shall use reasonable efforts to minimize the creation and distribution of dust that may affect adversely the Retail Center.

2.5 ***Casualty and Condemnation***. In the event all or any portion of any building in the Retail Center is (a) damaged or destroyed by fire or other casualty or (b) taken or damaged as a result of the exercise of the power of eminent domain or any transfer in lieu thereof, the Owner of such building shall promptly restore or cause to be restored the remaining portion of such building or, in lieu thereof, shall remove or cause to be removed the damaged portion of the building together with all rubble and debris related thereto. All portions of Lots on which buildings are not reconstructed following a casualty or condemnation shall be graded or caused to be graded by the Owner thereof to the level of the adjoining Retail Center Land and in such a manner as to not adversely affect the drainage of the Retail Center or any portion thereof and further shall be covered by a one inch asphalt dust cap (or a compacted gravel base). In the event any Common Facilities are damaged or destroyed by fire or other casualty or taken or damaged as a result of the exercise of the power of eminent domain or any transfer in lieu thereof, any insurance or condemnation proceeds or awards shall be used to restore the remaining portion of the Common Facilities so that they are in operative condition. If there are insufficient proceeds or awards, the Owners shall each pay their Proportionate Share of the costs of reconstructing, repairing, and restoring the Common Facilities.

3. EASEMENTS

3.1 ***Ingress, Egress, and Parking***. Declarant hereby declares and each Owner as grantor hereby grants to each other Owner and Occupant and to their tenants, contractors, employees, agents, customers, licensees, and invitees, and the subtenants, contractors, employees, agents, customers, licensees, and invitees of such tenants, for the benefit of each Lot, a nonexclusive easement for ingress and egress by vehicular and pedestrian traffic and vehicular parking upon, over, and across that portion of the Common Facilities located on the grantor's Lot(s), except for (a) those areas devoted to Service Facilities or drive-up or drive-through customer service facilities (b) and the parking area located on the southeastern portion of Lot 3 that may be closed from time to time on temporary bases by the Owner of Lot 3 for usage as determined by the Owner of Lot 3 in its sole discretion. The rights of ingress, egress, and parking set forth in this section shall apply to the Common Facilities for each Lot.

3.2 ***Utility Lines and Facilities***. The following terms apply to utility lines and utility facilities in the Retail Center.

3.2.1 *Grant*. Declarant hereby declares, and each Owner as grantor hereby grants to each other Owner, for the benefit of each Lot belonging to such other Owners as grantees, a non-exclusive easement under, through, and across the portion of the Common Facilities of the grantor's Lot(s) that are not usable for building locations under applicable codes for the installation, operation, maintenance, repair, and replacement of water drainage systems or structures, water mains, storm and sanitary sewers, water sprinkler system lines, telephones, electrical conduits or systems, gas mains, television and internet lines, and other public or private utilities. In connection therewith, Declarant and each Owner agree and are bound by the following:

(a) All such systems, structures, mains, sewers, conduits, lines, and other utilities shall be installed and maintained below ground level or ground surface of such easements except

for ground-mounted electrical transformers and such other facilities as are required to be above ground by the utility providing such service (including temporary service required during the construction, maintenance, repair, replacement, alteration, or expansion of any buildings or improvements located in the Retail Center).

(b) The installation, operation, maintenance, repair, and replacement of such easement facilities shall not unreasonably interfere with the use of the improved Common Facilities or with the normal operation of any business in the Retail Center. The grantee shall bear all costs related to the installation, operation, maintenance, repair, and replacement of such easement facilities and, within thirty days after the date of completion of construction of same, shall repair to the original specifications any damage to the Common Facilities resulting from such use and shall provide as-built plans for all such facilities to the Owners of all Lots upon which such utility lines and facilities are located.

(c) The grant of easements provided in this declaration includes without limitation a grant of a non-exclusive easement under, through, and across all portions of the grantor's Lot(s) for purposes of easements for public utilities, waterline, sanitary and storm drainage, access and maintenance, all as depicted in the plat recorded for the Retail Center.

3.2.2 *Relocation*. At any time and from time to time the Owner of a Lot shall have the right to relocate on its Lot any utility line or facility installed pursuant to the foregoing grant of easement that is then located on the land of such Owner, provided that any such relocation (a) shall be performed only after sixty days notice of the Owner's intention to undertake the relocation shall have been given to the Owner of each Lot served by the utility line or facility, (b) shall not unreasonably interfere with or diminish utility service to the Lots serviced by the utility line or facility, (c) shall not reduce or unreasonably impair the usefulness or function of the utility line or facility, (d) shall be performed without cost or expense to any other Owner or Occupant, and (e) shall provide for the original and relocated area to be restored to the original specifications. The Owner or Occupant performing such relocation shall provide as-built plans for all such relocated utility lines and facilities to the Owners of all Lots served by all such utility lines and facilities within thirty days after the date of completion of such relocation.

3.2.3 *Additional Grants*. Each Owner agrees to grant such additional easements as are reasonably required by any public or private utility for the purpose of providing the utility lines and facilities described herein, provided such easements are not otherwise inconsistent with the provisions of this Declaration and provided further that such easements do not unreasonably interfere with or limit the use of the subject Lots.

3.3 ***Sign Easement***. Declarant hereby declares and each Owner as grantor hereby grants to (a) the Owner, Declarant, and the Manager, and the party responsible for the construction and maintenance of the Center Signs, as applicable, as grantees, an easement under, through and across the Common Facilities of the grantor's Lot(s) for the installation, operation, maintenance, repair, and replacement of the Center Signs of this Declaration and all utility lines and facilities appurtenant thereto, (b) the Owners, if they should have a right to use a sign panel or sign panels on a Center Sign, an easement under, through, and across the Common Facilities of the grantor's Lot(s) for the installation, maintenance, repair, and replacement of such sign panels and to exercise its rights as to such sign panels, and (c) the owner of Lot 1 of the duly recorded plat of Parkway Village South, located in the City of Sherwood, Washington County, Oregon, an easement under, through, and across the Common Facilities of such owner's Lot(s) for the installation, maintenance, repair, and replacement of such sign panels and to exercise its rights as to such sign panels.

3.4 ***Water Flow***. Each Owner hereby establishes and grants a nonexclusive easement on its Lot for the benefit of the owner of each other Lot to use, maintain, and repair any storm water drainage system ("Storm Drainage System") now or hereafter located on a Lot, together with the right to discharge surface water runoff across portions of a Lot in accordance with the design of the Storm Drainage System. Any alteration in the natural water flow that may occur as a reasonable consequence of normal construction activities and the existence of the party's improvements substantially as shown on Exhibit B (including without limitation building and building expansion, curbs, drives, and paving) shall be permitted.

4. OPERATION OF COMMON FACILITIES

4.1 ***Parking Charges***. There shall be no charge for parking in the Common Facilities without prior written consent of Declarant or unless otherwise required by law.

4.2 ***Parking Spaces***. All Owners in the Retail Center shall install and maintain on each of their Lots, at all times after initial paving thereof, a parking ratio at least equal to the number required by the City. The size of the parking spaces must satisfy the requirements of the City. Each Lot must meet the foregoing parking requirements solely with parking spaces located on such Lot itself. The cross-parking rights/easement(s) created by this Declaration are for customer convenience only, and off-Lot parking available pursuant thereto may not be used to any extent to satisfy any Lot's parking requirements.

4.3 ***Employee and Owner Parking***. The employees, contractors, agents, officers, partners, and principals of all Owners and Occupants shall park only on their own Lot(s).

4.4 ***Signs***. The following terms apply to all signs at the Retail Center visible from the exterior of any building.

4.4.1 *Location, Design, Content, and Costs*. Subject to governmental approval and the approval of Declarant with respect to location, size, and design of signs located on the entire Retail Center, which consent shall not be unreasonably withheld, conditioned, or delayed, (a) Center Signs shall be erected and maintained in the Retail Center on Lot 5 at the entrances to the Retail Center at SW Century Drive, (b) a limited Center Sign shall be maintained in the Retail Center opposite the roundabout on Lot 4, (c) Declarant may erect and maintain additional Center Signs at such locations in the Retail Center as Declarant may determine in its sole discretion, and (d) Lot Monument Signs may be placed on each of the Lots except Lot 2, subject to the following terms and conditions::

(a) The cost of constructing, maintaining, repairing, and replacing the Center Signs (excluding electrical hookup to the Common Facilities meter) shall be paid by the Owners who actually use the same (other than the Retail Center designation, which shall be a Common Area cost), prorata based on the number of signs such Owner uses to the total number of signs on the Center Signs. Declarant shall have the right to decide which Owners may use the Center Signs for a sign panel and the placement of the same. The cost of constructing, maintaining, repairing, and replacing the Lot Monument Signs shall be paid by the Owner of the Lot on which the sign is located or to which it pertains.

(b) Each person displaying a designation on the Center Signs shall supply and maintain its own sign fascia, can, or sign panel and shall pay Declarant a fee for use of such of the Center Signs in an amount and for time periods established by Declarant, as the same may be adjusted by Declarant after reasonable notice to the Owners using each Center Sign (other than the Retail Center designation). The design of Center Sign structures shall be subject to the fascia used.

(c) Any Lot Monument Sign may advertise only the business of the Occupant on such Lot. Lot Monument Signs may not be higher than six feet above the finished landscape of the immediately surrounding area and may not be longer than twenty feet.

4.4.2 *Restrictions and Types*. Other than as set forth in this section, there shall be no other signs except directional signs in the Retail Center. All exterior building signs shall be restricted to identification of the business(es) located on the related Lot. No exterior building sign shall extend above the building silhouette line or be painted on the exterior building surface without the approval of Declarant. No building or free-standing sign visible from the exterior shall utilize flashing, moving, or audible lights or appurtenances.

4.5 ***Protection of Common Facilities***. Each Owner shall have the right to take such reasonable steps as it deems necessary to prevent those persons not authorized by this Declaration to use the Common Facilities from using the Common Facilities, provided such steps do not deprive any Owner or Occupant of the substantial benefit and enjoyment of the Retail Center and further provided any such Owner or Occupant shall be given thirty days prior written notice of such steps.

4.6 ***Common Lighting***. Common Lighting shall be kept on during those dawn, dusk, and nighttime hours that fall between evening civil twilight and morning civil twilight regardless of the standard operation hours of the Retail Center ("Common Lighting Hours"). In addition to general illumination of the Retail Center as provided herein, Common Lighting shall include without limitation the costs of design, acquisition, installation, operation, maintenance, removal, replacement, and storage of holiday illumination equipment and holiday decorations for the Retail Center as implemented by the Manager. Common Lighting need not be maintained in the event of power failure, restrictive governmental law or regulations, riots, insurrection, war, act of God, or other reason of a like nature not the fault of the party responsible for Common Lighting, in which instance performance of the foregoing covenant shall be excused. Notwithstanding the foregoing, the Owner of any Lot may require the Manager to light the Common Facilities on its Lot beyond Common Lighting Hours, provided that such Owner shall pay the cost thereof as reasonably determined by the Manager unless the Common Lighting on that Owner's Lot is separately metered and billed directly to that Owner.

5. MAINTENANCE AND REPAIR OF COMMON FACILITIES.

5.1 ***Operation of the Common Facilities***. The Common Facilities shall be operated and maintained in compliance with all applicable governmental laws, rules, regulations, orders, ordinances, and the provisions of this Declaration and in a safe and sound condition, clean and free of rubbish, debris, or other hazards to persons using the same. Except as set forth herein, the Manager shall be responsible to operate and maintain all Common Facilities improvements and to repair and replace the same with materials at least equal to the original quality of the materials being repaired or replaced, so as to maintain the architectural and aesthetic harmony of the Retail Center as a whole. This operation, maintenance, and repair ("Common Facilities Maintenance") shall be performed and carried out promptly and in a first class and workmanlike manner, quality, and condition comparable to that of first class retail centers of comparable size and nature located in the same geographic area as the Retail Center and in an equitable and non-discriminatory manner among the various Lots. The Common Facilities shall include without limitation the following:

5.1.1 *Drive and Parking Areas*. Maintaining, repairing, cleaning, and replacing all paved surfaces and curbs in a smooth and evenly covered condition, and such work shall include without limitation sweeping, restriping, resealing and resurfacing as such is determined to be needed by the Manager. For the purpose of this section, an overlay of the drive and parking areas shall be considered a maintenance item.

5.1.2 *Debris, Refuse, Trash, and Ice/Snow Removal*. Periodic removal of all litter, filth, refuse, ice, and snow, including sweeping to the extent necessary to keep the Common Facilities in a first-class, clean and orderly condition. All sweeping shall be done at appropriate intervals during such times as shall not interfere with the conduct of business or use of the Common Facilities by persons intending to conduct business with Occupants of the Retail Center. Retail Center trash removal shall be part of the Common Facilities Maintenance, shall be performed in such manner as shall keep the rest of the Retail Center in a first-class clean and orderly condition, and shall be charged as a Common Area Cost to all of the Lots. To the extent that secure disposal of sensitive or propriety information is desired by an Owner, shredding or other secure destruction services shall be contracted by the Owner at its own expense.

5.1.3 *Signs and Markers*. Placing, cleaning, keeping in repair, replacing, and repainting any appropriate directional signs or markers including any disabled parking signs and the Center Signs, except as otherwise provided in this Declaration with regard to sign fascia and cans, which shall be supplied and maintained by the businesses designated thereon. The Owner of each Lot shall pay the cost of maintaining the Lot Monument Signs on the Owner's Lot.

5.1.4 *Common Lighting*. Maintaining, cleaning, and replacing Common Lighting facilities including poles, lamps, ballasts, lenses, and holiday illumination and decorations for the Common Facilities.

5.1.5 *Landscape Areas*. Maintaining all landscape areas, including landscaping and planters adjacent to exterior walls of buildings, in an attractive and thriving condition, and replacing shrubs and other landscaping as necessary; provided, however, that if any Occupant requires special landscaping, the cost of installation, replacement, and maintenance of such special landscaping shall be borne solely by such Occupant and shall not be included in Operating Costs.

5.1.6 *Common Utilities*. Maintaining, cleaning, replacing, and repairing any and all common utility lines including any sprinkling systems, Common Facilities, Storm Drainage System, water lines, and payment of all electrical, water, and other utility charges or fees for service furnished to such Common Facilities, including lighting for the Center Signs and Common Lighting.

5.1.7 *Obstructions*. Keeping the Common Facilities free from any obstructions including those caused by the sale or display of merchandise, unless such obstruction is permitted under the provisions of this Declaration.

5.1.8 *Sidewalks*. Maintaining, cleaning, and replacing of all sidewalks, including those adjacent and contiguous to buildings located within the Retail Center, to the extent the same is not performed as otherwise provided hereunder. Sidewalks shall be cleaned and swept at appropriate intervals during such time as shall not interfere with the conduct of business or use of the Common Facilities.

5.1.9 *Traffic*. Regulation of traffic at entrances and exits to the Retail Center and within the Retail Center as conditions reasonably require in order to maintain an orderly and proper traffic flow. Notwithstanding anything to the contrary, each Owner and/or Occupant, as the case may be, shall maintain and repair, at its sole cost, in a clean, attractive, and safe condition any exterior shipping/receiving dock area, any truck ramp, or truck parking area, any other delivery area, and any refuse, compactor, or dumpster area on or intended to service such Owner's or Occupant's Lot.

5.1.10 *Insurance*. Obtaining and paying premiums for insurance coverage on the Common Facilities as provided in Section 6.4.

5.1.11 *Walls and Capped or Landscaped Lots*. Maintaining, repairing, and replacing, when necessary, all Common Facilities walls, fences, and barricades; provided, however, that this section shall not alleviate the obligation of each Owner of an undeveloped Lot to maintain its Lot at its expense in accordance with the provisions of Section 2.4.5 but provided further that if an asphalt cap or landscaping is installed thereon pursuant to Section 2.4.5, then the Manager shall perform Common Facilities Maintenance thereon until such area is improved with a building.

5.2 ***Manager***. The person who is responsible for the operation and maintenance of the Common Facilities from time to time shall be referred to herein as the "Manager" and shall be selected and shall operate as follows:

5.2.1 *Initial Manager*. Initially, Declarant shall either operate and maintain the Common Facilities as the Manager (either directly or through an affiliate of Declarant) or enter into a contract with a qualified Manager.

5.2.2 *Replacement*. Subject to the approval of the Owners by vote as provided in Section 15.7, Declarant shall have the right to replace the Manager at any time and from time to time. The Owners shall also have the right to replace the Manager at any time by vote as provided in Section 15.7.

5.2.3 *Resignation*. Upon giving Declarant at least sixty days advance written notice, the Manager may resign, whereupon a replacement Manager shall be named by Declarant, provided that the replacement Manager must be approved by the Owners by vote as provided in Section 15.7. In the event that Declarant no longer owns a Lot, notice of the Manager's resignation under this section shall be provided to all Owners and a replacement Manager shall be designated by vote of the Owners as provided in Section 15.7.

5.3 ***Promulgation of Rules***. Declarant may promulgate such reasonable non-discriminatory rules and regulations to govern the use of the Common Facilities as it may deem appropriate, including the regulation of employee parking.

5.4 ***License to Carry Out Intent of this Declaration***. Each Owner hereby grants to the Manager, its agents and employees a license to enter upon its Lot to discharge the duties to perform the Common Facilities Maintenance.

5.5 ***Replacement of Declarant***. The Owners shall have the right to replace Declarant at any time by vote of the Owners as provided in Section 15.7.

6. COMMON FACILITIES COSTS

6.1 ***Common Facilities Budget***. A budget for Common Facilities Costs shall be formulated and made effective in the following manner, as applicable:

6.1.1 *Submission for Review*. At least sixty days prior to the beginning of each calendar year, the Manager shall submit to the Owners an estimated budget ("Common Facilities Budget") for the projected Operating Costs, Management Fee, and Common Facilities Charges for the ensuing calendar year (or, in the case of an initial partial calendar year, that ensuing partial year). The Common Facilities Budget shall identify separate cost estimates for major categories in accordance with good retail center management practice.

6.1.2 *Bids*. In determining the Common Facilities Budget, the Manager shall submit major items of Common Facilities maintenance work for competitive bid to responsible bidders. Upon an Owner's request, the names of the bidders and their respective bids shall be furnished to such Owner together with the Common Facilities Budget. The contract shall be awarded to the low bidder unless the Manager shall otherwise reasonably determine.

6.1.3 *Approval by Owners*. The Common Facilities Budget shall require the prior written approval of the Owners. The Owners shall give written notice to the Manager of their approval or disapproval of the Common Facilities Budget before the later of December 10 or thirty days after receipt of the Budget. Failure to give notice of approval or disapproval shall be deemed to be approval. The Manager and any objecting Owner shall seek to resolve any objections between them. If the objection relates to any bid(s) and the Owner requests that such item(s) be re-bid, the Manager shall do so and the lowest responsible bid (as determined by the Manager) in each category of the previous and new bids shall be accepted. If the objecting Owner and the Manager cannot agree, the matter shall be referred to all Owners for approval.

6.1.4 *Implementing Budget*. After the Common Facilities Budget is approved, the Manager shall contract with the approved low bidders, pay all of the Operating Costs, and use its reasonable efforts to perform the Common Facilities Maintenance in accordance with the Common Facilities Budget.

6.1.5 *Emergency Repairs*. Notwithstanding the foregoing, the Manager shall have the right to make emergency repairs to the Common Facilities to prevent injury or damage to person or property or to prevent disruption in the use of the Common Facilities, provided that the Manager shall nevertheless advise the Owners of such emergency condition as soon as reasonably possible, including any corrective measure(s) taken and the cost thereof. If the cost of the emergency action exceeds $5,000, the Manager may charge a supplemental billing to the Owners together with supporting evidence and the parties responsible for payment of Operating Costs shall pay their Proportionate Share thereof within thirty days. If the emergency cost is less than the amount collected, the excess is to be reimbursed appropriately or refunded at year end as provided herein.

6.1.6 *Unforeseen Items*. The Manager shall be entitled to reimbursement of actual expenses for any reasonably unforeseen non-emergency items not included in the Common Facilities Budget without first obtaining each Owner's approval so long as such Owner's Proportionate Share of the cumulative amount of such items does not exceed $10,000 in any calendar year.

6.1.7 *Disagreement over Unbudgeted Items*. In the event of a good faith disagreement between the Manager and any Owner over the amount of or validity of any unbudgeted Common Facilities Charge billed to such Owner by the Manager, such Owner may pay such amount under protest, and such Owner's sole remedy shall be to refer such disagreement to binding arbitration in accordance with the provisions of this Declaration.

6.1.8 *Reimbursement*. The Manager shall be reimbursed for all of its out-of-pocket expenses incurred in performing Common Facilities Maintenance to the extent such expenses are provided in the approved Common Facilities Budget or incurred as emergency repairs or unforeseen items as provided herein.

6.1.9 *Operating Costs*. If the Manager employs its own personnel to perform parking lot sweeping, snow removal, refuse removal, or other like actions for which the Manager incurs Operating Costs, the Manager shall be entitled to collect for such services its actual direct and indirect costs (including amortization on equipment, if any), as reasonably estimated by the Manager and approved by

the Owners, provided that the total charge is not greater than the lowest available bid from a qualified independent contractor for a comparable service.

6.2 ***Operating Costs***. The following expenses shall be referred to as "Operating Costs:"

6.2.1 *General*. Costs for performing Common Facilities Maintenance, including without limitation reimbursements of out-of-pocket expenses described in Section 6.1.8 and Common Lighting costs as described in Section 4.6.

6.2.2 *Employees*. The expenses (including without limitation hourly compensation paid to or on behalf of employees based on competitive hourly rates) of the Manager for work done at the Retail Center in performing the Common Facilities Maintenance.

6.2.3 *Third Parties*. The expenses incurred to unrelated third parties in performing the Common Facilities Maintenance.

6.2.4 *Liability Insurance*. Commercial general liability insurance premiums on the Common Facilities in an amount of not less than $3,000,000 as provided in Section 6.4 and casualty insurance on the Common Facilities; and

6.2.5 *Real Estate Taxes*. Real Estate Taxes on the Retail Center, unless paid separately pursuant to Article 8.

6.3 ***Common Facilities Charge***. The following terms apply to Common Facilities Charges.

6.3.1 *Determination*. Each Owner shall pay to the Manager its Proportionate Share of the Operating Costs (as calculated pursuant to Section 6.3.2) plus its Proportionate Share of a management fee ("Management Fee") equal to 7% of the Operating Costs, which Management Fee may be charged to Owners in addition to the Operating Costs as defined herein, subject to the following terms and conditions:

(a) The amount due from each Owner pursuant to this section is referred to as the "Common Facilities Charge."

(b) In the event of a disagreement between the Manager and an Owner over the amount of or validity of any Common Facilities Charge billed to such Owner by the Manager, the Owner shall have the right to protest the amount in controversy and to refer such matter to binding arbitration in accordance with the provisions of this Declaration. No single non-budgeted capital expenditure in excess of $10,000 shall be made without the prior written consent of the Owners, which consent shall not be unreasonably withheld or delayed.

6.3.2 *Payment*. Each Owner shall pay its Common Facilities Charge monthly in advance (on or before the first day of each month) based on the Manager's reasonable estimates, which estimates shall be provided to each Owner in writing only once each year and shall be deemed to be in effect until further written notice. Within sixty days following the close of each calendar year, the Manager will furnish to each Owner a statement of the actual amount of Operating Costs, the Management Fee, and the Owner's Common Facilities Charge based on actual expenditures for the previous calendar year. If the actual amount of an Owner's Common Facilities Charge is less than the total amount paid by such Owner for such period and such amount is more than one month's budgeted Common Facilities Charge to the Owner, the excess will be refunded to the Owner together with the Manager's statement; otherwise the amount will be applied to the Common Facilities Charge for the next

month. If the actual amount of an Owner's Common Facilities Charge exceeds the amount paid by the Owner for such period, the Owner shall pay to the Manager the amount shown as due thereon within thirty days following the receipt of the Manager's statement. If at any time or times it reasonably appears to the Manager that the amount of such Owner's Common Facilities Charge for the current calendar year will vary from the Manager's estimate, the Manager may, by written notice to the Owner, revise the Manager's estimate for such year and subsequent monthly payments by the Owner for such year will be based upon the Manager's reasonably revised estimate.

6.3.3 *Audit*. The Manager's annual statement shall include reasonable detail as to each Operating Cost and the related Management Fee incurred throughout the year. Each Owner shall have the right to audit the Manager's records relating to Operating Costs, Management Fees and Common Facilities Charges within one year after the end of each year upon ten days written notice to the Manager. If the audit should reveal an overstatement of actual expenses by 5%, the Manager shall refund any excess amount paid by the Owner within thirty days after written notice thereof.

6.4 ***Common Facilities Liability Insurance***. The Manager shall obtain and maintain a policy of commercial general liability on an occurrence basis against claims for bodily injury, personal injury, and property damage occurring on, in, or about the Retail Center and the adjoining streets, sidewalks, and passageways, with a combined single limit coverage in the minimum amount of $3,000,000 and with broad form contractual liability coverage. In the event such a policy is not available in such coverage amount, such policy may be supplemented with an umbrella policy to achieve t coverage amount. The policy shall endorse the Owners and Occupants requesting the same in writing ("Qualified Occupants") as additional insureds. The liability insurance maintained by the Manager shall be primary coverage to the liability insurance maintained by any Owners or Occupants, whose liability insurance coverage shall be secondary. In the event any Owner or Qualified Occupant maintains a primary liability insurance coverage and notifies the Manager thereof in writing requesting the following described subordination with reference to this section, the Manager shall cause its insurance carrier to waive any rights of subrogation against such party. The Manager's policy of liability insurance shall be issued by an insurance company with an AM Best rating of at least A- authorized to do business in Oregon. The Manager agrees to furnish the Owners, and Qualified Occupants certificates evidencing the insurance coverage required under this Declaration upon written request referencing this section. If the limits of the Manager's liability insurance and/or deductibles become inadequate due to the changes in overall price level or the size of claims being experienced, the Manager and the Owners shall negotiate in good faith new limits and deductibles based on retail center industry practices for similarly situated and comparable retail centers. If at any time the Manager shall not have collected sufficient amounts from Occupants of the Retail Center during prior time periods to pay the premium of the liability insurance, the Owners agree to pay the Manager the Owners' Proportionate Shares thereof within ten days of the Manager's written request therefor accompanied by evidence of the premium amount but not more than ten days before such premium will be due.

6.5 ***Manager's Rights***. The Manager shall have the following rights, among others, in carrying out the Common Facilities Maintenance:

6.5.1 *Rules*. To establish and enforce reasonable rules and regulations concerning the maintenance, management, use, and operation of the Common Facilities, so long as such rules and regulations do not violate or contradict the terms of this Declaration or any rules and regulations approved by the Owners pursuant to Section 5.3 and are uniformly administered and enforced in a non-discriminatory manner;

6.5.2 *Close Off Facilities*. From time to time to close off any of the Common Facilities to whatever extent required in the reasonable judgment of the Manager and its counsel or the Owners to

prevent a dedication of any of the Common Facilities or the accrual of any rights by any person or the public to the Common Facilities, provided such closure does not deprive any Owner or Occupant of the substantial benefit and enjoyment of the Retail Center and further provided any such Owner or Occupant shall be given thirty days prior written notice of such closure except in the case of an emergency when no prior notice need be given but notice shall be given the Owners in such event as soon as feasibly possible.

6.5.3 *Construction*. From time to time to perform such construction relating to the renewal, restoration, remodeling, or replacement of the Common Facilities as is authorized or required of the Manager as part of the Common Facilities Maintenance; provided, however that no such construction shall be performed without the prior written consent of Declarant as to the nature, manner of proceeding, and timing of such construction, which consent shall not be unreasonably withheld, except (a) such prior written consent shall not be required in the case of an emergency but notice shall be given the Owners in such event as soon as feasibly possible and (b) no consent or approval will be required if such construction does not interfere with the business(es) on the affected Lots.

6.6 ***Conflict between Declaration and Leases***. In the event of any conflict between this Declaration and any lease in the Retail Center, the provisions of this Declaration shall prevail except as between an Owner and its lessee (or a sublessor and sublessee), in which case nothing contained herein shall excuse the performance of any obligations under the applicable leases, subleases, or occupancy agreements affecting such Lot. If and when there shall be no the Manager appointed pursuant to this Declaration, each Owner (a) shall maintain at its expense the improved Common Facilities from time to time located on its Lot, (b) shall pay the Owner's prorata share of any general Operating Costs, such as liability insurance, and (c) shall cooperate with each other Owner in procuring liability insurance for Common Facilities as contemplated by Section 6.4. Required maintenance shall include without limitation the Common Facilities Maintenance.

7. INSURANCE FOR THE RETAIL CENTER

7.1 ***Liability Insurance***. Each Owner shall obtain and maintain, or cause its Occupant to obtain and maintain, from the time development of its respective Lot occurs, a policy of commercial general liability on an occurrence basis against claims for bodily injury, personal injury, and property damage occurring on, in, or about the Owner's Lot and the adjoining streets, sidewalks, and passageways, with such insurance to be in single limit coverage in the minimum amount of $2,000,000 and with a deductible not in excess of $5,000. In the event a policy is not available in this coverage amount, the policy may be supplemented with an umbrella policy to achieve such coverage amount. Each policy shall endorse the other Owners and the Manager as an additional insured. The liability insurance maintained by each Owner and Occupant shall be secondary coverage and non-contributing to the liability insurance maintained by the Manager, whose liability insurance coverage shall be primary. All such policies of insurance shall be issued by companies with an AM Best rating of at least A- authorized to do business in Oregon. Upon request, each Owner agrees to furnish the Manager and the other Owners with certificates evidencing the insurance coverage required under this Declaration.

7.2 ***Hazard Insurance***. Each Owner shall obtain and maintain a commercial property insurance policy with special perils/all-risk form covering all of the buildings located on its Lot, in an amount equal to the full replacement cost thereof.

7.3 ***Release/Waiver of Subrogation***. Whenever (a) any loss, cost, damage, or expense resulting directly or indirectly from fire, explosion, or any other casualty, accident, or occurrence is incurred by an Owner and (b) at the time such Owner is required to be covered in whole or in part by insurance with respect to such loss, cost, damage, or expense, then such Owner hereby releases each other Owner and Occupant from any liability such Owner may have on account of such loss, cost, damage, or

expense and shall cause its commercial property insurance carriers to waive any rights of subrogation under such policy.

8. TAXES

8.1 ***Real Estate Taxes***. "Real Estate Taxes" shall mean, with regard to any Lot (a) all ad valorem real estate taxes and assessments on the land and improvements comprising the Lot including any Common Facilities located on the Lot (adjusted after protest or litigation), exclusive of penalties and (b) the expense of protesting, negotiating or contesting the amount or validity of any real estate taxes, charges or assessments, with such expenses to be applicable to the tax calendar year of the Real Estate Taxes contested, protested, or negotiated.

8.2 ***Tax Obligations***. If the applicable Lot constitutes a separate tax Lot or Lots, each Owner shall pay directly to the tax collector when due the Real Estate Taxes assessed against the Lot in which the Owner has an interest, including the portion of the Common Facilities on such Owner's Lot. Each Owner shall have the right to contest the amount or validity of all or any part of the taxes and assessments and to obtain reimbursement from its tenant(s) pursuant to agreement with such tenant(s). In the event of such contest, the contesting person shall prosecute such contest with diligence, shall take such steps as are necessary to avoid a tax sale of its Lot, and shall promptly pay when due the taxes and assessments then due, upon final determination of such contest. In the event that the Lots are not separate tax Lots, the Manager shall, to the extent the Manager has received payment therefor from the Owners, pay the Real Estate Taxes for all of such Lots that are not separately assessed and such Real Estate Taxes shall be an element of Operating Costs allocable to and payable by the Owners of such Lots as set forth in Article 6. If any Owner pays real estate taxes separately assessed to its Lot, the Owner shall not be obligated to contribute toward similar real estate taxes of another Lot.

9. EFFECT OF SALE OF A LOT BY AN OWNER

9.1 ***Sale by Owner***. In the event an Owner sells its Lot, the Owner shall thereupon be released and discharged from any and all future obligations related to such Lot.

9.2 ***Obligation of New Owner***. The new Owner of any Lot (including without limitation any Owner who acquires its interest by foreclosure, trustee's sale, or otherwise) shall be liable for all obligations arising under this Declaration with respect to the Lot from the date of sale.

9.3 ***Miscellaneous***. Nothing contained herein shall bar or restrict the operation of Articles 10 and 11, which permit a lien on and foreclosure of a Lot for certain defaults under this Declaration. Notwithstanding the foregoing to the contrary, no first Lienholder or purchaser at a foreclosure sale of a first mortgage or first deed of trust shall be personally liable for any obligation arising under this Declaration prior to the sale or conveyance of title; provided, however, that the Lot shall remain obligated and encumbered by any lien asserted for the payment thereof.

10. DEFAULTS

10.1 ***Common Facilities and Other Charges***. In the event any Owner fails or refuses to pay when due its Common Facilities Charge or any other amount owed to the Manager, Declarant or any non-defaulting Owner pursuant to the provisions of this Declaration ("Non-defaulting Party," which term shall include Declarant and the Manager and any non-defaulting Owner), which failure continues for a period of ten days after receipt of written notice thereof, such failure shall constitute a default and legal action may thereafter be instituted by the Non-defaulting Party against the defaulting Owner ("Defaulting Party," which term shall apply to any Owner in default pursuant to the provisions of this article) for such amount

plus interest from and after the date the Common Facilities Charge or any other amount owed to the Manager was due and payable at the Default Rate. Furthermore, the Non-defaulting Party shall have a "Common Facilities Lien" on the Lot of the Defaulting Party (or on the Defaulting Party's interest therein, as applicable) for such amount plus accrued interest as set forth above, plus any costs and expenses of pursuing any legal or other action to obtain such amount, including without limitation reasonable attorney fees (including without limitation such attorney fees as may be incurred in any appeal or in bankruptcy court), which shall also include all such attorney fees and collection costs, expenses, and fees as the Non-defaulting Party may be entitled pursuant to this Declaration (collectively "Collection Costs").

10.2 ***Deficiencies***. In the event that any Owner shall fail properly to perform Common Facilities Maintenance for Common Facilities from time to time located on its Lot or to obtain and maintain insurance as required by this Declaration, any Non-defaulting Party may send written notice of such failure to the Defaulting Party. Such notice shall contain an itemized statement of the specific deficiencies ("Deficiencies") in the Defaulting Party's performance of duties under this Declaration, including without limitation the failure to provide such insurance or otherwise perform any required Common Facilities Maintenance to be performed by it. The Defaulting Party shall have thirty days after receipt of the this notice in which to correct the Deficiencies or in which to commence to correct the Deficiencies if the Deficiencies cannot be corrected within the thirty day period and thereafter to proceed diligently to complete the correction of the Deficiencies. (If necessary for the safety of the Retail Center or to prevent a gap in or a lapse of any insurance, the thirty) day time period referred to above may be appropriately shortened.) In the event that the Defaulting Party shall fail or refuse to correct or to begin and continue diligently thereafter to correct the Deficiencies, as the case may be, the Non-defaulting Party may, at its option, correct the Deficiencies. In the event that the Non-defaulting Party shall exercise this option and shall correct the Deficiencies, the Defaulting Party shall, promptly upon receipt from the Non-defaulting Party of an itemized invoice for the costs incurred by the Non-defaulting Party in correcting the Deficiencies, pay all such costs and expenses to the Non-defaulting Party, together with interest at the Default Rate from the date of the Non-defaulting Party's payment of the same until paid, plus Collection Costs. Furthermore, the Non-defaulting Party shall have a Common Facilities Lien on the Lot of the Defaulting Party (or on the Defaulting Party's interest therein, as applicable) for such amounts.

10.3 ***Taxes***. In the event any Owner fails to pay when due all Real Estate Taxes that the Owner is obligated to pay hereunder, which failure continues for a period of ten days after receipt of written notice thereof from any Non-defaulting Party, such failure shall constitute a default and any Non-defaulting Party may thereafter pay such Real Estate Taxes if the Real Estate Taxes are delinquent and the Defaulting Party has not commenced and is not duly prosecuting any contest of the taxes. The Non-defaulting Party shall then bill the Defaulting Party for the expenses incurred. The Defaulting Party shall have ten days within which to pay the bill together with interest at the Default Rate from the date of the Non-defaulting Party's payment of the Real Estate Taxes until paid plus Collection Costs. If the Defaulting Party does not so pay, then the Non-defaulting Party shall have a Common Facilities Lien on the Lot of the Defaulting Party (or on the Defaulting Party's interest therein, as applicable) for such amounts.

10.4 ***Remedies***. In addition to the remedies set forth in this article and Article 11, each person entitled to enforce this Declaration shall have all other remedies provided by law to the same extent as if fully set forth herein word for word. No remedy herein conferred upon or reserved to any person shall exclude any other remedy herein or by law and each shall be cumulative.

11. LIEN FOR COMMON FACILITIES CHARGES AND OTHER OBLIGATIONS

11.1 ***Procedure***. The lien provided in Article 10 and Section 12.3.5 shall be referred to herein as the "Common Facilities Lien" and shall only be effective when filed for record by the Manager or

another Non-defaulting Party as a claim for a Common Facilities Lien against the Defaulting Party's Lot or interest therein in the office of the Washington County, Oregon, recorder. Such claim for a Common Facilities Lien shall contain at least the following:

11.1.1 *Statement*. A reference to this section of the Declaration and an itemized statement of all amounts due and payable pursuant hereto except as to Collection Costs and a statement that Collection Costs are included in the Common Facilities Lien and will be itemized and specifically set forth at the time of foreclosure;

11.1.2 *Lot Description*. A description sufficient for identification of that Lot in which the Defaulting Party has an interest that is the subject of the Common Facilities Lien;

11.1.3 *Owner*. The name of the record Owner of the Lot that is the subject of the Common Facilities Lien;

11.1.4 *Defaulting Party*. The name of the Defaulting Party and the extent of the Defaulting Party's interest in the Lot if the Defaulting Party is other than the Owner; and

11.1.5 *Non-defaulting Party*. The name and address of the Non-defaulting Party.

11.2 ***Priority***. The Common Facilities Lien, when so established against the Lot described in a claim for a Common Facilities Lien, shall be prior and superior to any right, title, interest, lien, or claim which may be or has been acquired or attached to such Lot after the time of filing the Common Facilities Lien. The Common Facilities Lien shall be for the use and benefit of the Non-defaulting Party having a right thereto pursuant to this Declaration and may be enforced and foreclosed as a mortgage in a suit or action brought in any court of competent jurisdiction.

12. INDEMNITY

12.1 ***Subrogation Waiver and General Indemnity***. To the extent that any liability of an Owner or Occupant to another Owner or Occupant or employees, agents, contractors, invitees, tenants, subtenants, successors, and assigns is covered by insurance, each Owner or Occupant respectively waives all rights of subrogation against the other Owners or Occupants.

12.2 ***Indemnification***. Subject to the provisions of Section 12.1, each Owner and Occupant hereby agrees to indemnify, defend, and hold harmless the other Owners and Occupants from and against any and all liabilities, claims, damages, expenses (including reasonable attorney fees in arbitration, trial, and appeal), judgments, proceedings, and causes of action for injury to or death of any person or damage to or destruction of any property occurring in the interior of any building or Service Facilities constructed on the indemnifying Owner's or Occupant's Lot, unless caused by the negligent or willful act or omission of the otherwise indemnified person or its tenants, subtenants, agents, contractors, or employees.

12.3 ***Hazardous Substances***. Each Owner agrees as follows with respect to its Lot(s).

12.3.1 *Care of Lot*. The Owner shall not use, produce, store, release, dispose, or handle in or about its Lot or transfer to or from its Lot (or permit any other person under its control to do such acts) any Hazardous Substance except in compliance with all applicable Environmental Laws (defined below). No Owner shall construct or use any improvements, fixtures, or equipment or engage in any act on or about its Lot that would require the procurement of any license or permit pursuant to any Environmental Law, except in compliance with all applicable laws and for (a) the routine use and sale of substances necessary to the use and occupancy of the Lot, (b) the pursuit of the Owner's or occupant's

business on the Lot, and (c) for the sale to the public of substances generally handled or sold in businesses similar to the Owner's or Occupant's business, so long as the requisite licenses or permits, if any, are obtained and maintained.

12.3.2 *Definitions*. In this Declaration the term "Environmental Laws" shall mean any federal, state, or local statute, ordinance, rule, regulation, or guideline pertaining to health, industrial hygiene, or the environment, including without limitation the federal Comprehensive Environmental Response, Compensation, and Liability Act. The term "Hazardous Substance" shall mean all substances, materials, and wastes that are or become regulated or classified as hazardous or toxic under any Environmental Law.

12.3.3 *No Knowledge*. To the best of the Owner's knowledge after reasonable inquiry, each Owner represents and warrants the following to the other Owners with respect to its Lot. The representations and warranties shall be effective first at the time the Owner acquires an interest in its Lot and shall continue while the Owner holds an interest in its Lot. If at any time the representation or warranty is inaccurate, the Owner shall immediately give written notice thereof to the other Owners. The representations and warranties are:

(a) Except as permitted by Environmental Laws there are no Hazardous Substances or regulated substances thereon or to be installed thereon, whether contained in barrels, tanks, equipment (movable or fixed), or other containers, deposited or located in land, waters, or sumps, or incorporated into any structure or in any other part of the Lot.

(b) No asbestos-containing materials have been or will be installed or affixed to the structure on the Lot at any time in violation of any Environmental Laws.

(c) The Lot and all operations thereon are not in violation of any Environmental Laws, whether they govern the existence, clean-up, and/or remedy of contamination from any Hazardous Substance or regulated substances, and no governmental entity has served upon such Owner any notice claiming any violation of any such statute, ordinance or regulation.

12.3.4 *Notification*. If any Owner becomes aware of any condition relating to the existence, release, or threatened release of any Hazardous Substance or violation of any Environmental Law on its Lot the cure or remediation of which is required by law or dictated by commercially reasonably business practices, such Owner shall promptly notify the other Owners in writing thereof and shall promptly cure or remediate such condition.

12.3.5 *Right to Cure*. If any Owner ("Defaulting Party") fails to perform its duty to cure or remediate as set forth herein, a Non-defaulting Party may proceed to cure after thirty days written notice and failure of the Defaulting Party to commence and thereafter diligently to prosecute such cure, and the Non-defaulting Party shall be entitled to reimbursement of all costs incurred in effecting such cure together with interest at the Default Rate from the date such costs were paid, plus Collection Costs. Furthermore, the Non-defaulting Party shall have a Common Facilities Lien on the Lot of the Defaulting Party (or on the Defaulting Party's interest therein, as applicable) for all such amounts. In case of an emergency, the person becoming aware of the condition shall attempt reasonable efforts to notify the person with the duty of cure of the condition requiring attention; provided, however, in an emergency any person may proceed in good faith without notice to effect a cure, giving such notice thereafter as soon as possible. The Common Facilities Lien shall be in the form set forth in Section 11.1 and have the priority set forth in Section 11.2.

12.3.6 *Indemnity*. The Owner of each Lot agrees to indemnify, defend, and hold harmless the other Owners, the Manager, and Occupants from and against any and all liabilities, claims, damages, expenses (including reasonable attorney fees at arbitration, trial, and appeal), judgments, proceedings, and causes of action relating to or connected with any of the foregoing for injury to or death of any person or damage to or destruction of any property occurring on or originating from the Owner's Lot or arising out of the act or omission of the Owner or its tenants and subtenants and their respective successors and assigns, unless caused by the negligent or willful act or omission of the otherwise indemnified person or its agents, contractors or employees.

13. RESTRICTIONS ON USE

13.1 ***Family Entertainment Center***. For as long as Lot 3 is operated as a family entertainment center, no other Lot shall be used for the operation of a competing entertainment or recreational facility. For the purposes of this section, the phrase "entertainment or recreational facility" shall include without limitation a theater, bowling alley, skating rink, dance hall, billiard or pool hall, massage parlor (except as part of a permitted spa), amusement arcade, game parlor, video arcade (including without limitation any store containing more than four coin or token operated electronic games or electronic games for hire and use on the premises), or other similar activities.

13.2 ***Prohibited Uses***. The following uses are prohibited at the Retail Center.

13.2.1 *Specific Uses*. No part of the Retail Center shall be used as or for a bar, tavern, cocktail lounge (except as an incidental use associated with a restaurant); sexually-oriented or pornographic business or sales; flea market; warehouse (except as incidental to an otherwise permitted use); renting, leasing, or selling of, or displaying for the purpose of renting, leasing, or selling of, any boat, motor vehicle, or trailer; a warehouse or industrial purposes (except where incidental to permitted businesses); any use that emits an obnoxious odor, noise, or sound that can be heard or smelled outside of any building in the Retail Center, or any noise or sound that is objectionable due to intermittence, beat, frequency, shrillness, or loudness (except all uses of the family entertainment center on Lot 3 shall not be deemed to violate this section); any mobile home park, trailer court, junkyard, or stockyard; any fire sale, bankruptcy sales (unless pursuant to a court order), or auction house; any pawn shop, thrift store, or second hand store; any variety, general, or dollar type store use (meaning a store selling a broad range of consumer goods at a discount); any central laundry or laundromat; any residences, living quarters, sleeping apartments, or lodging room; any veterinary hospitals; any cemetery, mortuaries, funeral homes, or similar service establishments; any liquor stores; any schools, beauty schools, barber colleges, or places of instruction (except a day care facility on Lot 2); any gas station; any church, synagogue, mosque, or place of worship.

13.2.2 *Additional Limitations*. So long as Walmart or any affiliate of Walmart is the user of retail land adjacent and directly to the north of the Retail Center (which retail land is legally described as Lot 2, LANGER FARMS, in the City of Sherwood, County of Washington and State of Oregon), no Lot shall be leased or occupied by or conveyed to any other party for use as (a) a membership warehouse club, (b) a pharmacy, (c) a discount department store or other discount store as such terms are defined below, (d) a grocery store or supermarket as such terms are defined below, or (e) as any combination of the foregoing uses. As used herein, "grocery store" and "supermarket" shall mean a food store or a food department containing more than 12,000 square feet of building space used for the purpose of selling food for off premises consumption, which shall include without limitation the sale of dry, refrigerated, or frozen groceries, meat, seafood, poultry, produce, delicatessen or bakery products, refrigerated or frozen dairy products, or any grocery products normally sold in such stores or departments. Any grocery store or supermarket permitted in the Retail Center must be a specialty grocery store or supermarket, such as without limitation a Trader Joe's or a Cost Plus World Market, but

specifically excluding any store carrying a general line of grocery items, such as without limitation Grocery Warehouse or Fresh and Easy. As used herein, "discount department store" and/or "discount store" shall mean a discount department store or discount store containing more than 35,000 square feet of building space used for the purpose of selling a full line of hard goods and soft goods (*e.g.,* clothing, cards, gifts, electronics, garden supplies, furniture, lawnmowers, toys, health and beauty aids, hardware items, bath accessories, and auto accessories) at a discount in a retail operation similar to that of Walmart.

13.2.3 *Enforcement*. If the provisions of this article shall be breached or shall be threatened to be breached, any Owner, Declarant, or the Manager shall be entitled to injunctive relief or any other appropriate remedy at law or in equity whether provided by statute or otherwise.

14. CONDEMNATION

The provisions of this article shall apply if at any time all or any part of the Common Facilities shall be taken or condemned by any public authority under power of eminent domain. A voluntary sale or conveyance of all or any part of the Common Facilities in lieu of condemnation but under threat of condemnation shall be deemed to be a taking by eminent domain. All compensation, damages, and other proceeds from any such taking by power of eminent domain ("Condemnation Award") attributable to the value of any land within the Common Facilities shall be payable only to the Owner thereof (and its assigns, as per any lease or otherwise) and no claim thereon shall be made by the other Owners; provided, however, that all other Owners may file collateral claims with the condemning authority over and above the value of the land and improvements located within the Common Facilities so taken to the extent of any damage suffered by their respective Lots (as intended and permitted hereunder if there is then no building thereon) resulting from severance of the appurtenant portions of the Common Facilities so taken. The Owner of the portions of the Common Facilities so condemned shall promptly repair and restore the remaining portion of the Common Facilities so owned by such Owner as near as practicable to the condition of the same immediately prior to the condemnation and without contribution from any other Owner; provided, however, that the obligation to repair or reconstruct shall be limited such that the cost thereof shall not exceed the amount of the Condemnation Award payable to the Owner of the Common Facilities so condemned less the Owner's costs associated with the condemnation, including without limitation attorney fees and court costs arising out of the condemnation proceedings.

15. GENERAL PROVISIONS

15.1 ***Covenants Run With the Land.*** Each restriction on each Lot shall be a burden on that Lot, shall be appurtenant to and for the benefit of the other Lots and each part thereof, and shall run with the land.

15.2 ***Successors and Assigns.*** This Declaration and the Restrictions created hereby shall inure to the benefit of and be binding upon the Owners and their heirs, personal representatives, successors, and assigns and upon any person acquiring a Lot, any portion thereof, or any interest therein, whether by operation of law or otherwise, to the extent that the foregoing is consistent with the provisions of Article 9. With respect to rights in or to any Lot that have been severed from the rights or estates owned by Declarant pursuant to the terms of this Declaration, Declarant intends that such rights remain severed notwithstanding that during any time in which this Declaration is in effect Declarant or any other person may own the underlying estate or servient estate as well as the lesser right or dominant estate, respectively, so that Declarant's purposes in making this Declaration, as listed in the recitals, may be served, and any doctrine of merger of estates or principle of law having similar effect shall not apply to diminish any right hereunder or combine any right created or severed hereunder with any other estate or interest.

15.3 ***Duration***. Except as otherwise provided herein, the term of this Declaration shall be for fifty years and shall be thereafter automatically renewed for successive terms of ten years unless terminated by a termination notice from Owners and first mortgage Lienholders owning or having first mortgage (including trust deed) liens upon more than 75% of the land area in the Retail Center, which termination notice shall be executed by the Owners and Lienholders and recorded in the records of the Washington County recorder at least one year before the termination of the primary term or any renewal term.

15.4 ***Arbitration***. As required by specific references within this Declaration to arbitration but otherwise only with the consent of the persons affected thereby, any controversy or claim arising out of or relating to this Declaration or the breach hereof shall be settled by arbitration in accordance with then effective arbitration rules of and by filing a claim with Arbitration Service of Portland, Inc., and any judgment upon the award rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof.

15.5 ***Injunctive Relief***. In the event of any violation or threatened violation by any person of any of the Restrictions contained in this Declaration, any or all of the Owners and Occupants of the property included within the Retail Center shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction. The right of injunction shall be in addition to all other remedies set forth in this Declaration or provided by law.

15.6 ***Modification, Termination, and Variances***. This Declaration may not be modified in any respect or terminated in whole or in part except with the consent of the Owners and the Lienholders of record of Lot 3, and then only by written instrument duly executed and acknowledged by the required percentage of Owners as set forth in Section 15.7 and recorded with the Washington County recorder. No modification or termination of the Declaration shall affect the rights of any Lienholder unless the Lienholder consents in writing to the modification or termination. Notwithstanding any other provision hereof, this Declaration may not be terminated or modified in such a manner as would prohibit or restrict or have a material adverse effect on the operation of a then-permitted and operating business without the written consent of the Owner of the Lot and Lienholders as to that Owner (collectively "Adversely Affected Owner") on which such business is then being operated. Variances to the provisions of this Declaration that do not have a material adverse effect on the operation of a then-permitted and operating business without its written consent may be granted by Declarant, must be in writing, and are not subject to the provisions of Section 15.7 or any other deemed approval under any circumstances.

15.7 ***Method of Approval***. Whenever consent or approval is required under this Declaration, such consent or approval must be given in accordance with the particular provision requiring consent by the other person or persons from whom consent is required. All matters requiring a vote, consent, or approval under this Declaration shall be approved upon the affirmative vote of the Owners holding a majority of the acreage of Lots in the Retail Center as set forth in Section 1.42 and Exhibit C; provided, however, that in all matters (including without limitation if and when Lot 1 is added to the Retail Center, if at all), the Owner of Lot 3 (and any assignee of or Lienholder against Lot 3 exercising the rights of that Owner upon completed foreclosure) shall be deemed to own a majority of the acreage of the Lots in the Retail Center. A person requesting approval or consent ("Requesting Person") shall give notice in writing to the person or persons whose consent or approval is required ("Approving Person"). Within thirty days after receipt of the written request, each Approving Person shall notify the Requesting Person whether or not such consent or approval is granted. In the event that the Approving Person does not provide notification to the Requesting Person within thirty days from the date of receipt of notice sent pursuant to Section 15.11.1, then the Approving Person shall be deemed to have granted consent or approval. Notwithstanding the above, this section shall not be interpreted to permit a modification or termination of this Declaration without the express written consent of an Adversely Affected Owner as provided in

Section 15.6 and in such situation the failure to respond or notify any Requesting Person shall not be deemed an approval or consent thereto. Approval of any act, plan, budget, or any other item or fact under this Declaration shall not constitute a waiver of any requirements, duties, or obligations of any person under this Declaration.

15.8 ***Not a Public Dedication***. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Retail Center to the general public or for the general public or for any public purpose whatsoever, it being the intention of the Owners that this Declaration shall be strictly limited to and for the purposes herein expressed.

15.9 ***Breach Shall Not Permit Termination***. It is expressly agreed that no breach of this Declaration shall entitle any Owner or Occupant to terminate this Declaration, but such limitation shall not affect in any manner any other rights or remedies that the Owner or Occupant may have hereunder by reason of any breach of this Declaration. Any breach of the Declaration shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value, but this Declaration shall be binding upon and effective against any Owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

15.10 ***Default***. A person shall be deemed to be in default of this Declaration only upon the expiration of thirty days (unless another period is specified elsewhere in this Declaration with regard to a specific kind of default, such as a payment of money as in Section 10.1 or a payment of taxes as in Section 10.3) from receipt of written notice from any Owner, Occupant, or the Manager specifying the particulars in which such person has failed to perform the obligations of this Declaration unless such person, prior to the expiration of the thirty days (or other such period as is elsewhere specified), has rectified the particulars specified in the notice of default. Such person shall not be deemed to be in default, however, if such failure cannot be rectified within the thirty day period (or other specified time period) and the person is using good faith and its reasonable efforts to rectify the particulars specified in the notice of default.

15.11 ***Notices***. The following applies to notices issued under this Declaration.

15.11.1 *Method of Delivery*. All notices given pursuant to this Declaration shall be in writing and shall be given by personal delivery, by United States mail or express mail, or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the person and address designated below or, in the absence of such designation, to the person and address shown on then current Manager:

Langer Parkway South LLC
Attn: Langer Asset Management, Inc.
28185 SW Heater Road
Sherwood, Oregon 97140

Notices to an Owner other than Declarant shall be given to the address then on file with the Washington County tax assessor's office. The person and address to which notices are to be given may be changed at any time by any party upon written notice to the other parties. All notices given pursuant to this Declaration shall be deemed given upon receipt.

15.11.2 *Receipt*. For the purpose of this Declaration, the term "receipt" shall mean the earlier of any of (a) the date of delivery of the notice or other document to the address specified pursuant to Section 15.11.1 as shown on the return receipt, (b) the date of actual receipt of the notice or other document by the person or entity specified pursuant to Section 15.11.1, or (c) in the case of refusal to

accept delivery or inability to deliver the notice or other document, the earlier of (1) the date of the attempted delivery or refusal to accept delivery, (2) the date of the postmark on the return receipt, or (3) the date of receipt of notice of refusal or notice of non-delivery by the sending person.

15.11.3 *Notice to Lienholders*. Upon written request from any Lienholder and until the Lien terminates, a copy of any notice to an Owner that may affect the rights of the Lienholder under the Declaration shall be sent to the Lienholder.

15.12 ***Waiver***. The failure of a person to insist upon strict performance of any of the Restrictions contained herein shall not be deemed a waiver of any rights or remedies that the person may have and shall not be deemed a waiver of any subsequent breach or default in the performance of any of the Restrictions contained herein by the same or any other person.

15.13 ***Attorney Fees***. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Declaration, the prevailing party in any such action or proceeding shall be entitled to recover from the losing party in any such action or proceeding its reasonable costs and attorney fees in arbitration, at trial, and on appeal.

15.14 ***Severability***. If any term or provision of this Declaration or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Declaration or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each term and provision of this Declaration shall be valid and shall be enforced to the extent permitted by law.

15.15 ***Not a Partnership***. The provisions of this Declaration are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership, or any other similar relationship between the Owners or other beneficiaries hereof.

15.16 ***Third Party Beneficiary Rights***. This Declaration is not intended to create, nor shall it be in any way interpreted or construed to create, any third party beneficiary rights in any person or entity not specifically mentioned herein (such as Owner, Declarant, or Lienholder) unless otherwise expressly provided herein.

15.17 ***Captions and Headings***. The captions and headings in this Declaration are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

15.18 ***Construction***. In construing the provisions of this Declaration and whenever the context so requires, the use of a gender shall include all other genders, the use of the singular shall include the plural, and the use of the plural shall include the singular.

15.19 ***Joint and Several Obligations***. In the event any party hereto is composed of more than one person, the obligations of the party shall be joint and several.

15.20 ***Recordation***. This Declaration shall be recorded in the office of the Washington County, Oregon, recorder.

15.21 ***Expansion***. In the event Declarant or any affiliate thereof or party related thereto with a controlling interest therein develops any adjacent property ("Expansion Land") as a retail center, Declarant shall have the right but not the obligation to submit the same to the terms and conditions of this Declaration by recordation of a supplementary declaration and upon so doing the term "Retail Center

Land" shall include the Expansion Land. In the event the Expansion Land is added hereto, it shall be subject to all provisions hereof. Notwithstanding any other provisions of this Declaration, Common Facilities in any new portion of the Retail Center shall not be maintained hereunder until the same have been completed under at least equal specifications to those in the original portion of the Retail Center and then only to the same extent, on a prorata basis, the buildings of such new portion have been completed are obligated to share in Common Facilities charges hereunder.

EXECUTED as of the day and year first above written.

Declarant

Langer Parkway South LLC, an Oregon limited liability company

By Langer Asset Management, Inc., Manager

By _____
Matthew D. Langer, President

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on June 18, 2019, by Matthew D. Langer, president of Langer Asset Management, Inc., an Oregon corporation, the manager of Langer Parkway South LLC, an Oregon limited liability company.

_____
Notary Public – State of Oregon

OFFICIAL STAMP
SHEILA DAWN SZYPLINSKI
NOTARY PUBLIC-OREGON
COMMISSION NO. 948765
MY COMMISSION EXPIRES MARCH 29, 2020

EXHIBIT A

Legal Description

Lots 2 through 5, inclusive, PARKWAY VILLAGE SOUTH, recorded June 5, 2019, Document No. 2019-034798, City of Sherwood, Washington County, Oregon.

Exhibit B

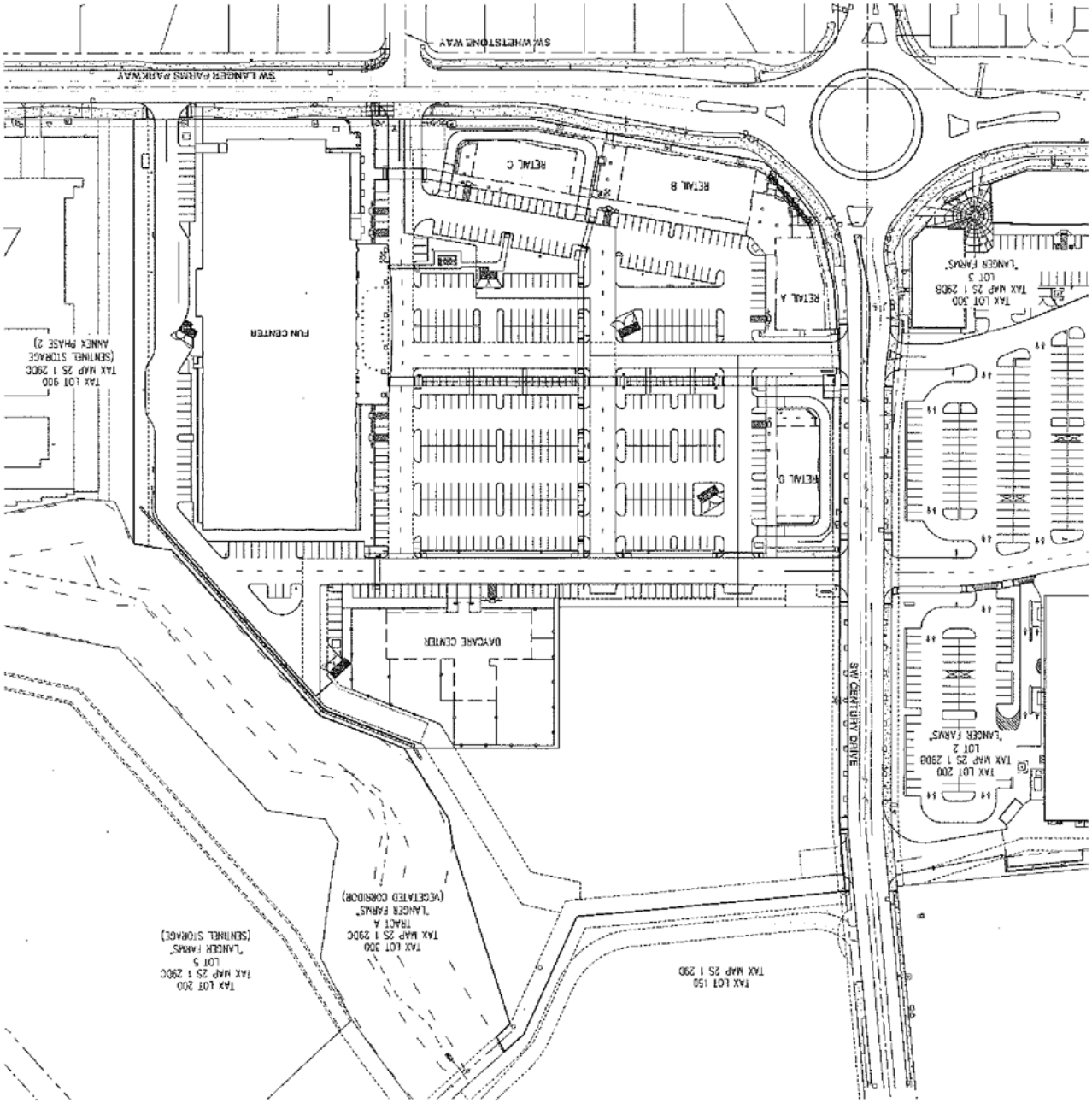

SW WHETSTONE WAY
SW LANGER FARMS PARKWAY
RETAIL C
RETAIL B
RETAIL A
RETAIL D
FUN CENTER
DAYCARE CENTER
SW CENTURY DRIVE
TAX LOT 900
TAX MAP 2S 1 29CC
ANNEX PHASE 2)
(SENTINEL STORAGE
TAX LOT 300
TAX MAP 2S 1 29DB
"LANGER FARMS"
LOT 3
TAX LOT 200
TAX MAP 2S 1 29DB
"LANGER FARMS"
LOT 2
TAX LOT 150
TAX MAP 2S 1 29D
TAX LOT 100
TAX MAP 2S 1 29CC
TRACT A
"LANGER FARMS"
(VEGETATED CORRIDOR)
TAX LOT 200
TAX MAP 2S 1 29CC
"LANGER FARMS"
LOT 5
(SENTINEL STORAGE)

Exhibit A

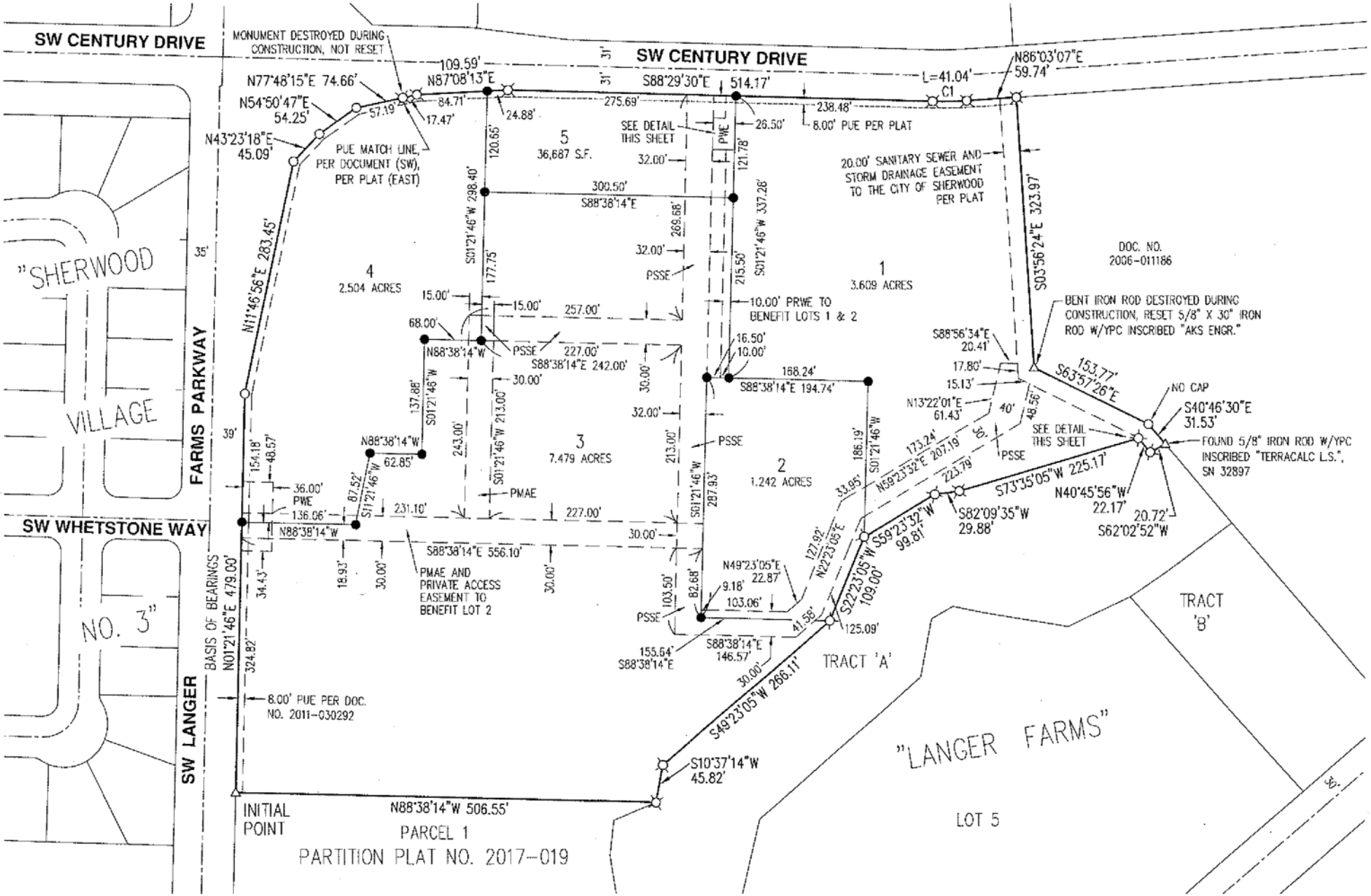


Exhibit C

Exhibit D: Preliminary Architectural Materials

Coffee

Google Earth
Image Landsat / Copernicus

Coffee
Google Earth
Image Landsat / Copernicus

CHESTNUT
BAY

CHESTNUT
INN

CHESTNUT
INN

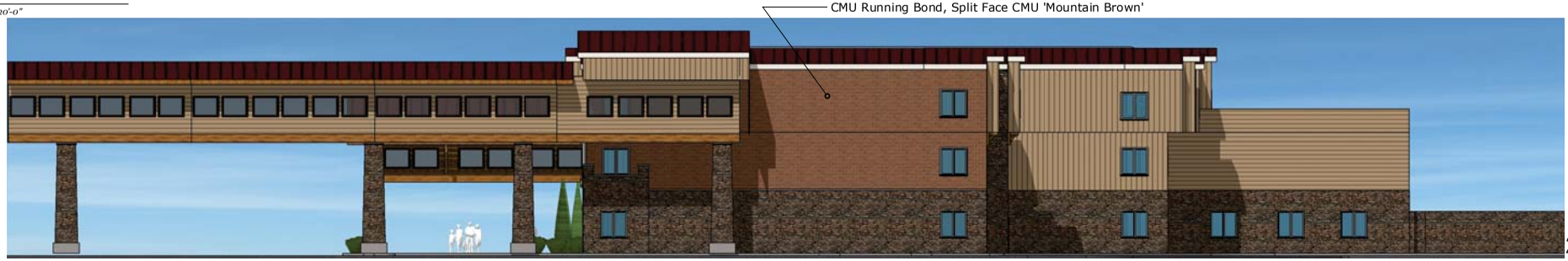
LU 2022-012 Appeal
Attachment 3

Exhibit A

1 WEST ELEVATION
1" = 20'-0"

2 NORTH ELEVATION
1" = 20'-0"

3 EAST ELEVATION
1" = 20'-0"



4 SOUTH ELEVATION
1" = 20'-0"

Chestnut Inn
South Parkway Village
Sherwood, OR

Ma ! " #$%&$' $$

Exhibit A

SCHMIDT
ARCHITECTS, P.C.
16101 SW 72ND AVENUE
SUITE 135
PORTLAND, OR 97224
(503) 220-8517
schmidtarchitectspc.com

SI IN" #
H%& I' () %N' * (-
, I- ' &(. ' / ' N0(- 1 %& (2 (
- %00' N

H1 &I31 N0%* (%N (4' &0I. %* (
1 &I' N0%0I1 NS

S01 N' (- %S' #
S01 N' (4' N' ' &(=7 1 *, (. &' ' 6)
. 1 UN0Y(* ' " ' S01 N' (
. U* 0U&' (S01 N'

SI IN" #
5S6 &I* 5H1 &I31 N0%* (* %) (SI IN" (
S0%dN' (S7 (89: ; (
"H%7 0H1 &N' "

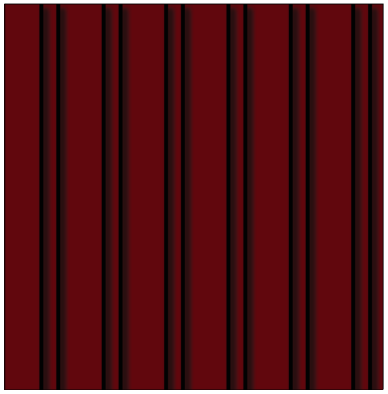
. / U#
&UNNIN" (- 1 N
S) * I0(, %. ' (
5 1 UN0%dN(- &1 7 N5

Chestnut Inn
South Parkway Village
Sherwood, OR

Ma ! " #$%&$' $$

Exhibit A

SCHMIDT
ARCHITECTS, P.C.
16101 SW 72ND AVENUE
SUITE 135
PORTLAND, OR 97224
(503) 220-8517
schmidtarchitectspc.com



/ ' 0%* (&1 1 , #
S0%N IN" (S' %/ (/ ' 0%* (
= U&" UN Y)

- 1 %& (2 (- %00' N(SI IN" #
) 1 &0%- ' * * 1
SH' &7 IN(7 I* * I%/ S(AB: CD

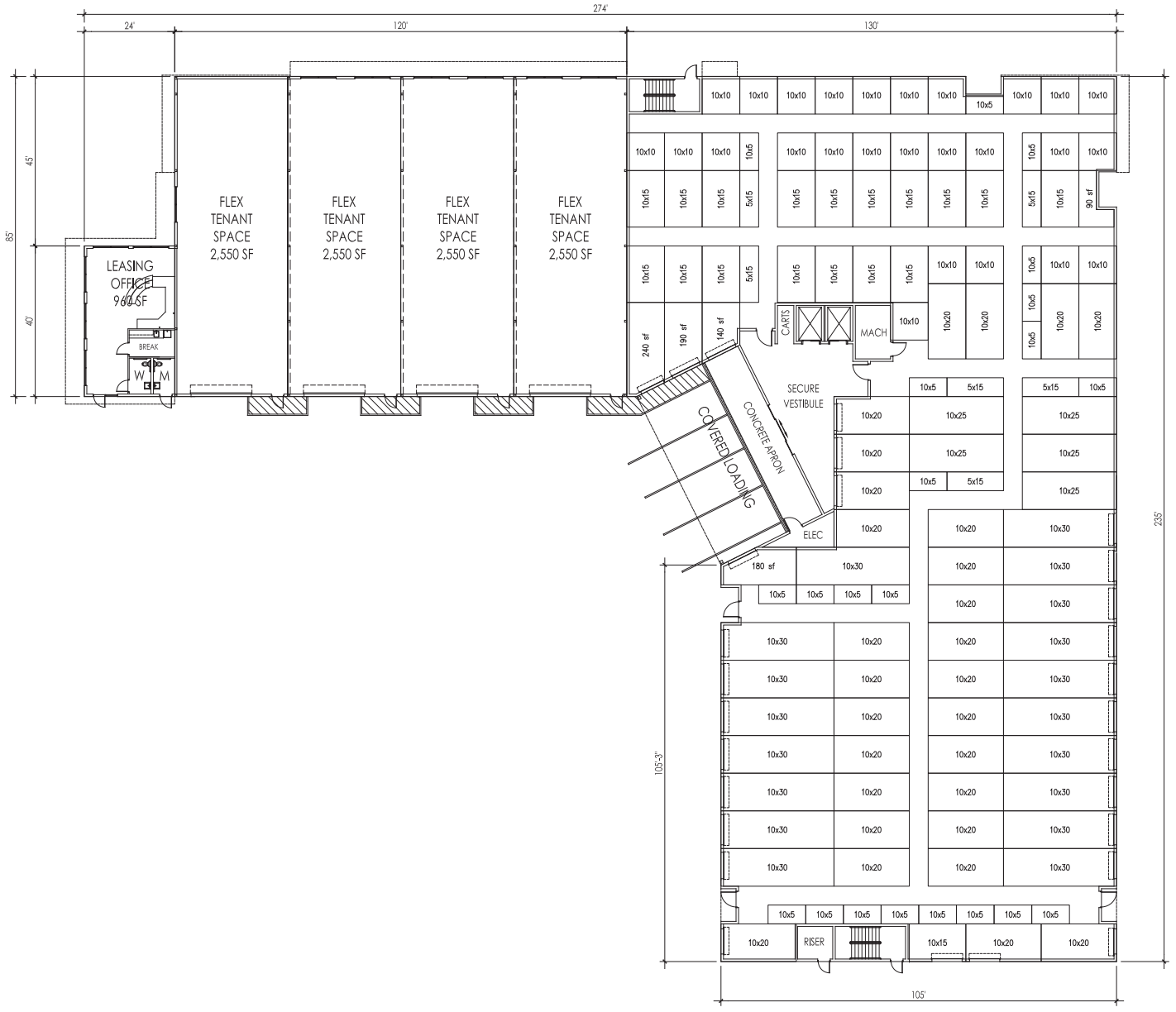
0&I/ #
01 &EU' (7 HI0'
SH' &7 IN(7 I* * I%/ S(AFCC8

, &%/ IN" #
7 1 1 (, &%/ IN"
1) %EU' (7 1 1 (S0%/N
. ' %&(S7 (8C8G
"H' %4Y(- 1 Y(S0%/N"

Pilates
Florist
STOP
Google Earth
Data LDEO-Columbia, NSF, NOAA

Exhibit A

Exhibit A



1 LEVEL ONE FLOOR PLAN
SCALE: 1" = 10'-0"

PARKWAY VILLAGE SOUTH
A MIXED USE STORAGE FACILITY
SHERWOOD, OR

LEVEL ONE FLOOR PLAN
01 APRIL 2022
DESIGN DEVELOPMENT SET

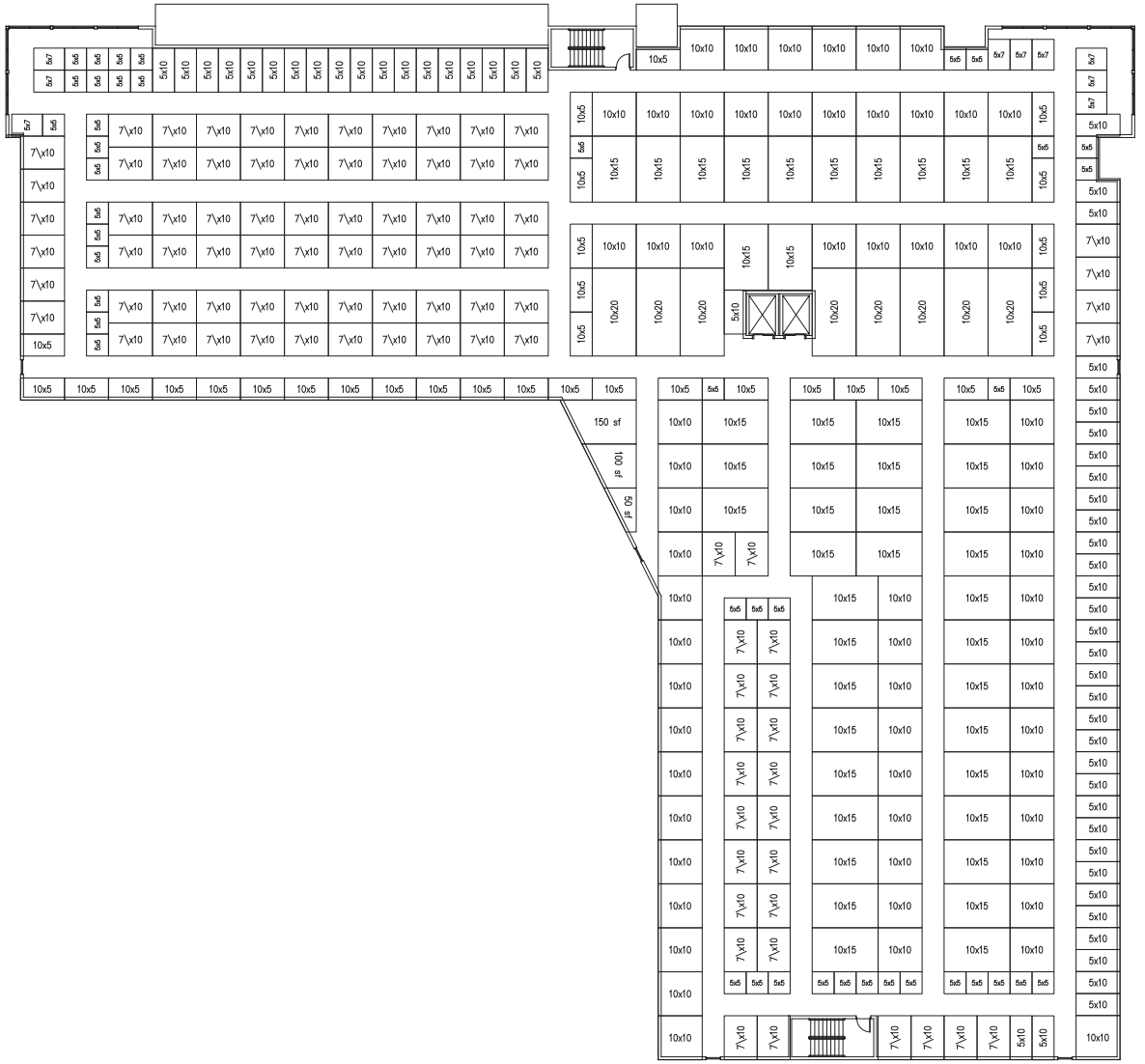
A-1

1 LEVEL TWO FLOOR PLAN
SCALE: 1" = 10'-0"

PARKWAY VILLAGE SOUTH
A MIXED USE STORAGE FACILITY
SHERWOOD, OR

LEVEL TWO FLOOR PLAN
01 APRIL 2022
DESIGN DEVELOPMENT SET

A-2



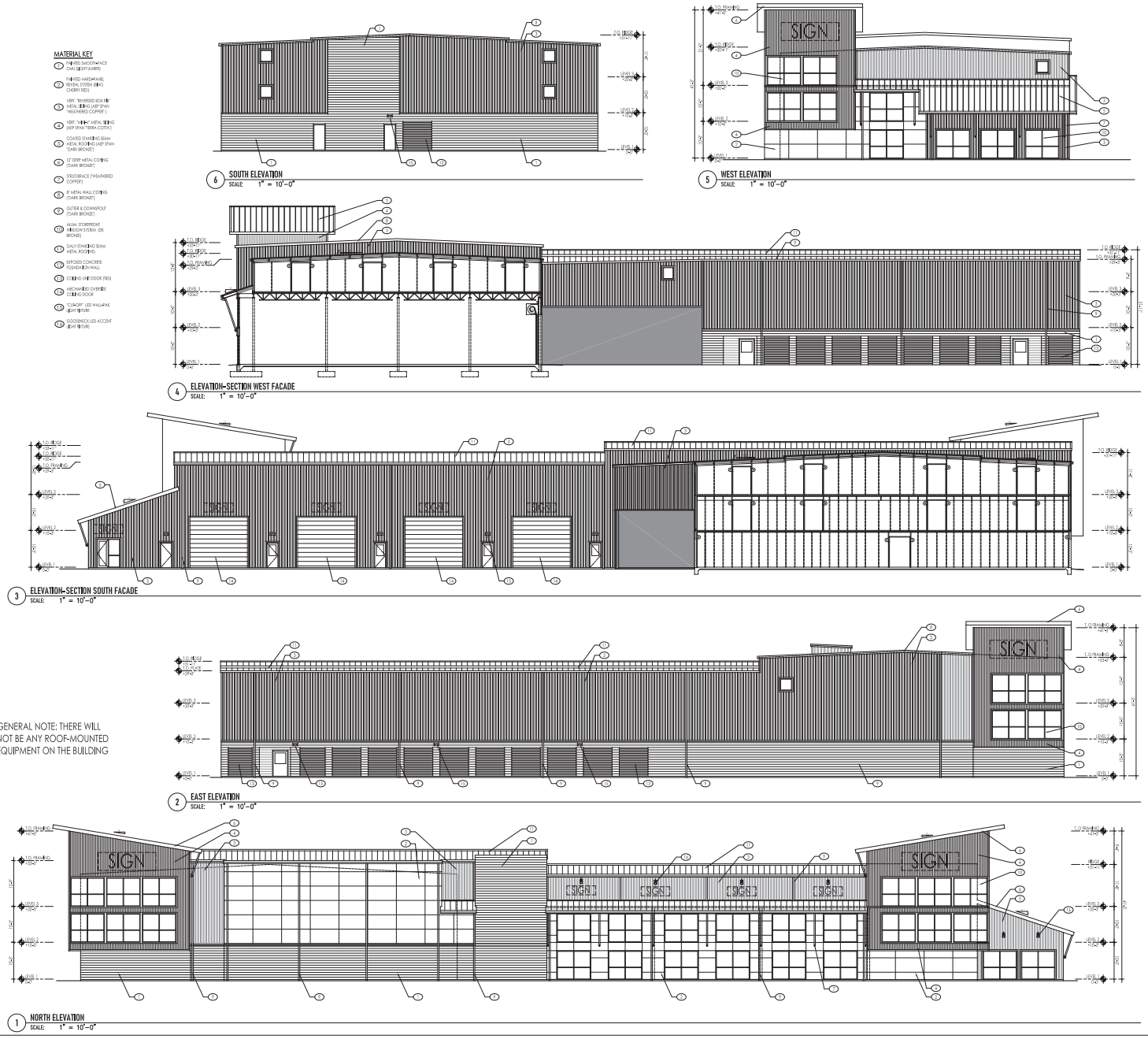
1 LEVEL THREE FLOOR PLAN
SCALE: 1" = 10'-0"

PARKWAY VILLAGE SOUTH
A MIXED USE STORAGE FACILITY
SHERWOOD, OR

LEVEL THREE FLOOR PLAN
01 APRIL 2022
DESIGN DEVELOPMENT SET

A-3

Exhibit A



GENERAL NOTE: THERE WILL NOT BE ANY ROOF-MOUNTED EQUIPMENT ON THE BUILDING

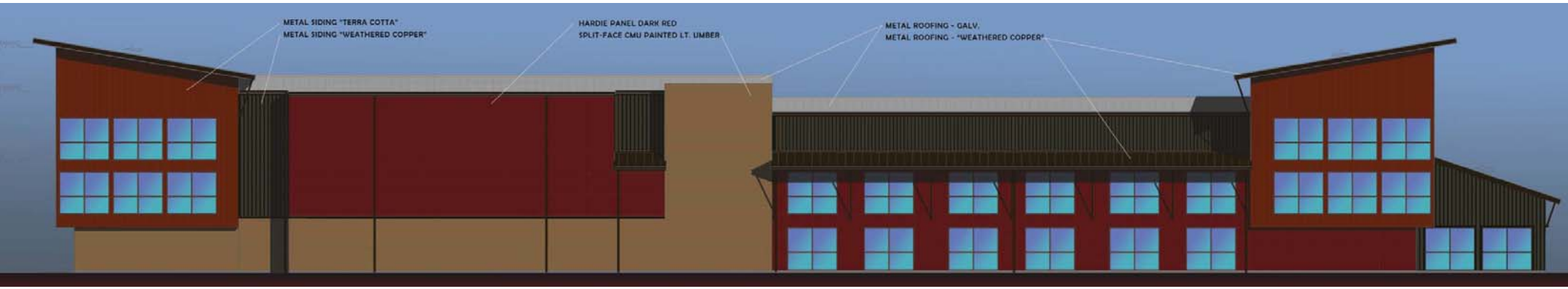
PARKWAY VILLAGE SOUTH
A MIXED USE STORAGE FACILITY
SHERWOOD, OR

DESIGN ELEVATIONS

01 APRIL 2022

DESIGN DEVELOPMENT SET

A-4


METAL SIDING "TERRA COTTA"
METAL SIDING "WEATHERED COPPER"
HARDIE PANEL DARK RED
SPLIT-FACE CMU PAINTED LT. UMBER
METAL ROOFING - GALV.
METAL ROOFING - "WEATHERED COPPER"

PARKWAY VILLAGE STORAGE
COLORS & MATERIALS

CONCRETE MASONRY

SMOOTH-FACE CMU - PAINTED

FIBER CEMENT BOARD

HARDIE-PANEL REVEAL SYSTEM
PAINTED

METAL SIDING & ROOFING COLORS

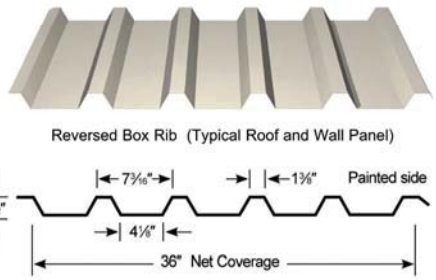
TERRA COTTA
VERT "MINI-V" METAL SIDING

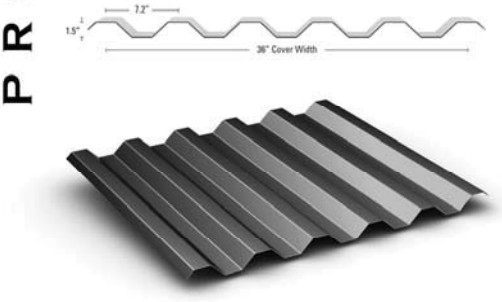
WEATHERED COPPER
VERT. REV. BOX RIB
ARCHITECTURAL METAL ROOFING

DARK BRONZE
8" COPING & GUTTER
UNIT DOOR HEADER PANELS

CEDAR RED
UNIT COIL DOORS

METAL SIDING PROFILES





VERTICAL "MINI-V"
METAL SIDING

LOW-SLOPE ROOFING

Unit Mix Summary

Project Name:	**Parkway Mixed-Use Storage Bldg**
Location:	**Sherwood, OR**
Client:	**Matt Langer**

No. of Buildings	**1**
No. of Stories	**3**

New Building Area
3-story Building

Level One	**36,760**		
Level Two	**26,213**		
Level Three	**37,045**		
Sub-total 3-story	**100,018**	**Total Project GSF**	**100,018**

	Grade-level Access				Secured	
	Exterior Direct Access		Secured Interior Access			
	No Cover	Covered Loading	Cooled	Heated	Heated	Project Totals
Total Units:	21	7		99	563	**690**
% of Total Units	3%	1%		14%	82%	
Total NRSF:	5,850	1,350		12,690	47,610	**67,500**
% of Total Area	9%	2%		19%	71%	
Average Unit Size	279	193	--	128	85	**98**

Non-Revenue Areas

Storage Manager's Office	960	
Stairs/Elevators/Utilities	2,041	
Covered Loading Bay	1,500	*(Not included in GSF)*
Sub-total	4,501	*(Excludes Covered Loading)*

Total Flex Tenant Area	10,200

Unit Count by Category

Parkway Mixed-Use Storage Bldg

Standard Units				Grade-level Access						Heated Elevator Access		All Units	
				Exterior Direct Access				Heated Interior Access					
				No Cover		Covered						Total Unit Count	Total NRSF
Category	W		D	# Units	NRSF	# Units	NRSF	# Units	NRSF	# Units	NRSF		
25	5	x	5							68	1,700	**68**	**1,700**
35	5	x	7							12	420	**12**	**420**
50	5	x	10							61	3,050	**61**	**3,050**
	10	x	5					21	1,050	48	2,400	**69**	**3,450**
75	5	x	15					6	450			**6**	**450**
	7.5	x	10							124	9,300	**124**	**9,300**
100	10	x	10					26	2,600	138	13,800	**164**	**16,400**
150	10	x	15	1	150			17	2,550	88	13,200	**106**	**15,900**
200	10	x	20	3	600	3	600	22	4,400	13	2,600	**41**	**8,200**
250	10	x	25					5	1,250			**5**	**1,250**
300	10	x	30	17	5,100			1	300			**18**	**5,400**
Irregular Units													
Size Category													
40										1	40	**1**	**40**
50										2	100	**2**	**100**
75										3	225	**3**	**225**
90								1	90			**1**	**90**
100										1	100	**1**	**100**
125										1	125	**1**	**125**
140						1	140					**1**	**140**
150										1	150	**1**	**150**
175										1	175	**1**	**175**
180						1	180					**1**	**180**
190						1	190					**1**	**190**
225										1	225	**1**	**225**
240						1	240					**1**	**240**
300													
Totals				**21**	**5,850**	**7**	**1,350**	**99**	**12,690**	**563**	**47,610**	**690**	**67,500**

Exhibit E: CWS Service Provider Letter

Exhibit A

Clean Water Services

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 22-000125

1. **Jurisdiction:** Sherwood

2. **Property Information** (example: 1S234AB01400)
Tax lot ID(s): 2S129DC01200 & 2S129DC01~~300~~ 1100 and portions of 2S129DC001300 & 1500

***OR* Site Address:**
City, State, Zip: Sherwood, OR, 97140
Nearest cross street: SW Langer Farms Parkway & SW Century Drive

3. **Owner Information**
Name: Matt Langer
Company: Langer Family LLC
Address: 15595 SW Tualatin Sherwood Road
City, State, Zip: Sherwood, OR, 97140
Phone/fax:
Email:

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

4. **Applicant Information**
Name: Sonya Templeton
Company: AKS Engineering & Forestry, LLC
Address: 12965 SW Herman Road, Suite 100
City, State, Zip: Tualatin, OR, 97062
Phone/fax: 503-563-6151
Email: templetons@aks-eng.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:**
Please see attachements.

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 Sonya Templeton Print/type title Natural Resource Specialist

Signature Sonya Templeton Date 11/17/2021

FOR DISTRICT USE ONLY

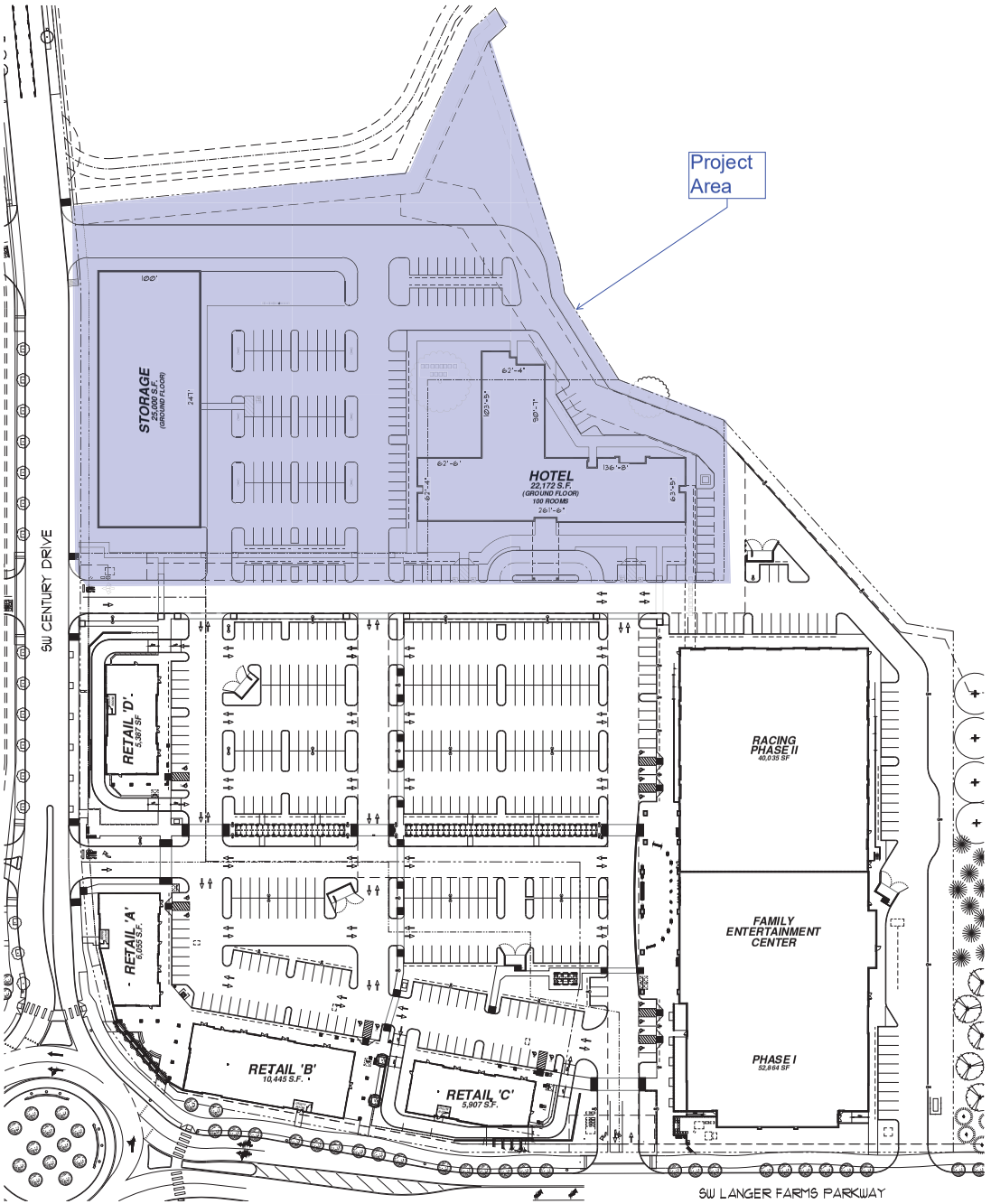
- ☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be 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 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. 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 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. 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 Lindsey Obermiller Date 1/12/2022

Once complete, email to: **SPLReview@cleanwaterservices.org** • Fax: **(503) 681-4439**
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

LU 2022-012 Appeal
Attachment 3

Exhibit A



TILAND / SCHMIDT
ARCHITECTS, P.C.
1610 SW 12ND AVE
SUITE 100
PORTLAND, OR 97224
(503) 220-8511
FAX (503) 220-8518

PARKWAY VILLAGE SOUTH
SW CENTER DRIVE AND LANGER FARMS PARKWAY
SHERWOOD, OREGON 97140

PROJECT NO.
16198
DATE :
10-06-2021
DRAWN BY :
MEB
CHECKED BY :
RHS
REVISIONS

16198 A10 Site Plan / A10 Site Plan

A
312
1.8

Exhibit A

TILAND / SCHMIDT
ARCHITECTS, P.C.
1600 SW 12ND AVE
SUITE 215
PORTLAND, OR. 97124
PH: (503) 220-8511
FAX: (503) 220-8998

PARKWAY VILLAGE SOUTH

SW CENTER DRIVE AND LANGER FARMS PARKWAY
SHERWOOD, OREGON 97140

PROJECT NO.
16198
DATE:
3/30/2021
DRAWN BY:
MEB
CHECKED BY:
RG

REVISIONS

A1.1

313

HOTEL
22,172 S.F.
(GROUND FLOOR)
100 ROOMS

STORAGE
25,000 S.F.
(GROUND FLOOR)

SW CENTURY DRIVE

LU 2022-012 Appeal
Attachment 3

Exhibit F [UPDATED]:
Neighborhood Meeting Documentation

Revised May 9, 2022

March 23, 2022

Neighborhood Meeting Summary: Parkway Village South

Meeting Date: March 21, 2022
Time: 6:00 PM
Location: Virtual Meeting via Zoom Webinar

The following serves as a summary of the Neighborhood Meeting process in accordance with the applicable City regulations. On March 7, 2022, property owners within 1,000 feet of the project site were sent notification of the planned land use application. This notification included the project description, the neighborhood meeting date and time, and a map of the project location and vicinity area. Information on how to join the meeting remotely was provided in the notification letter.

On March 21, 2022, Marie Holladay, and Andreas Collins from AKS Engineering & Forestry, LLC and Frank Schmidt from Schmidt Architects, P.C. (the Applicant) collaborated on a presentation to attendees. The presentation lasted about 15 minutes and included an overview of the preliminary site plan and architectural materials, description of planned improvements, and conceptual graphics of the future facilities. Two members of the public had registered to attend the meeting, and only one joined the meeting. No questions were received from the public. At 6:18 PM, the meeting concluded. Affidavit and proof of mailed notice, materials presented at the meeting, and other required documentation is included with the land use application materials.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC

Marie Holladay
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | HolladayM@aks-eng.com

Attendee Report

Topic: Parkway Village South Neighborhood Meeting
Report Generated: 3/22/2022 8:34

Webinar ID	Actual Start Time	Actual Duration (min)	# Registered	Total Users
815 2385 5233	3/21/2022 17:30	48	3	5

Panelist Details

Attended	User Name	Email	Join Time	Leave Time	Time in Session (min)
Yes	AKS Engineering	tcr1@aks-eng.com	3/21/2022 17:30	3/21/2022 18:18	48
Yes	Andreas Collins	collinsa@aks-eng.com	3/21/2022 17:37	3/21/2022 18:18	41

Attendee Details

Attended	User Name	Email	Registration Time	Time in Session (min)
No	Christopher Flores	chrisjflores@gmail.com	3/12/2022 22:13	--
Yes	Carol King	carolking42@hotmail.com	3/16/2022 11:19	18
Yes	Frank Schmidt	frankschmidt@tilandschm	3/21/2022 17:48	20

The meeting will start shortly…

Visit

If you haven't already, please visit
https://www.aks-eng.com/parkway-village-south/
to register for this event.

Call

If you are having audio difficulties, please call
+1-253-215-8782
Zoom ID **815 2385 5233**, Password **6151**
OR one of the telephone numbers listed on the Virtual Meeting Instructions sheet at the above website.

Submit

During the Question/Answer period, you can also **"Raise Your Hand"** to be called on to provide your questions and comments.

You can submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator. Questions will be answered after the presentation.

Parkway Village South Neighborhood Meeting

City of Sherwood

Monday, March 21, 2022

AKS ENGINEERING & FORESTRY

Meeting Format – Zoom Webinar

Audio Help

- Meeting attendees will be muted throughout the presentation.
- Make sure your speakers are turned on and not muted.
- If you do not have speakers on your computer, you can join the audio by calling any of these numbers:

+1-669-900-6833	**+1-346-248-7799**
+1-929-205-6099	**+1-253-215-8782**
+1-301-715-8592	**+1-312-626-6799**

- Enter the Webinar ID: **815 2385 5233**
- Enter the Passcode: **6151**

AKS ENGINEERING & FORESTRY

Project Team

- Applicant
  - Langer Parkway South, LLC
- AKS Engineering & Forestry, LLC
  - Land Use Planning, Civil Engineering, Surveying, Landscape Architecture, Arborist, and Natural Resources Consultant
    - Marie Holladay, Chris Goodell, Andreas Collins
- Schmidt Architects, PC
  - Architectural Consultant
    - Frank Schmidt
- Site Plan Mix, LLC
  - Architectural Consultant
    - Stephen Bourne

Exhibit A

SUBJECT SITE
CENTURY DRIVE
BAUER WAY
LANGER FARMS PARKWAY
Hopkins Elementary
St. Francis

5

Project Overview

- Along the south side of SW Century Drive
- Planned self-storage facility and hotel
- ±4.85 total acres
- Light Industrial (LI) Planned Unit Development (PUD) zoning designation
- Parkway Village South PUD
- Site Plan Review, Site Plan Modification, Conditional Use Applications

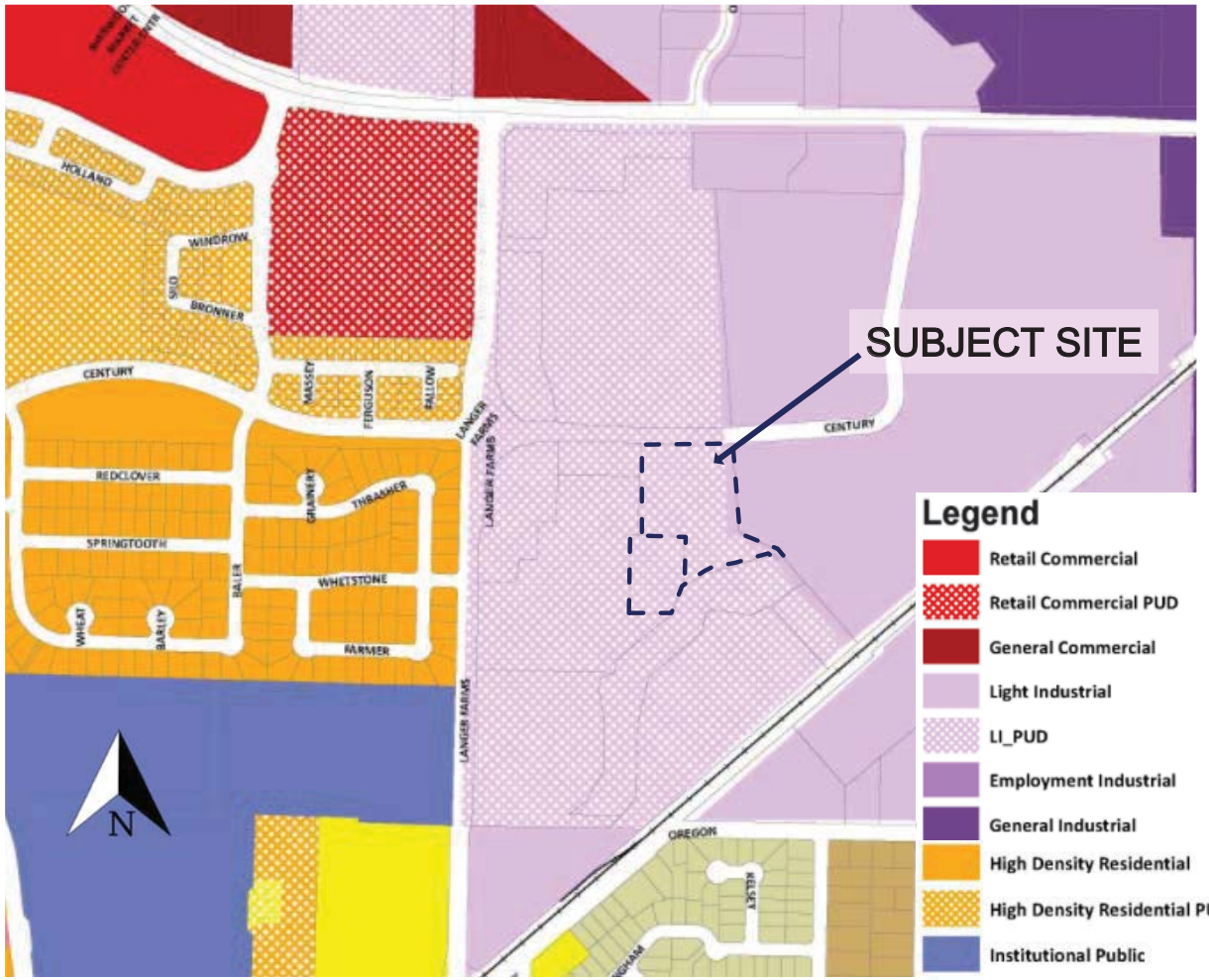
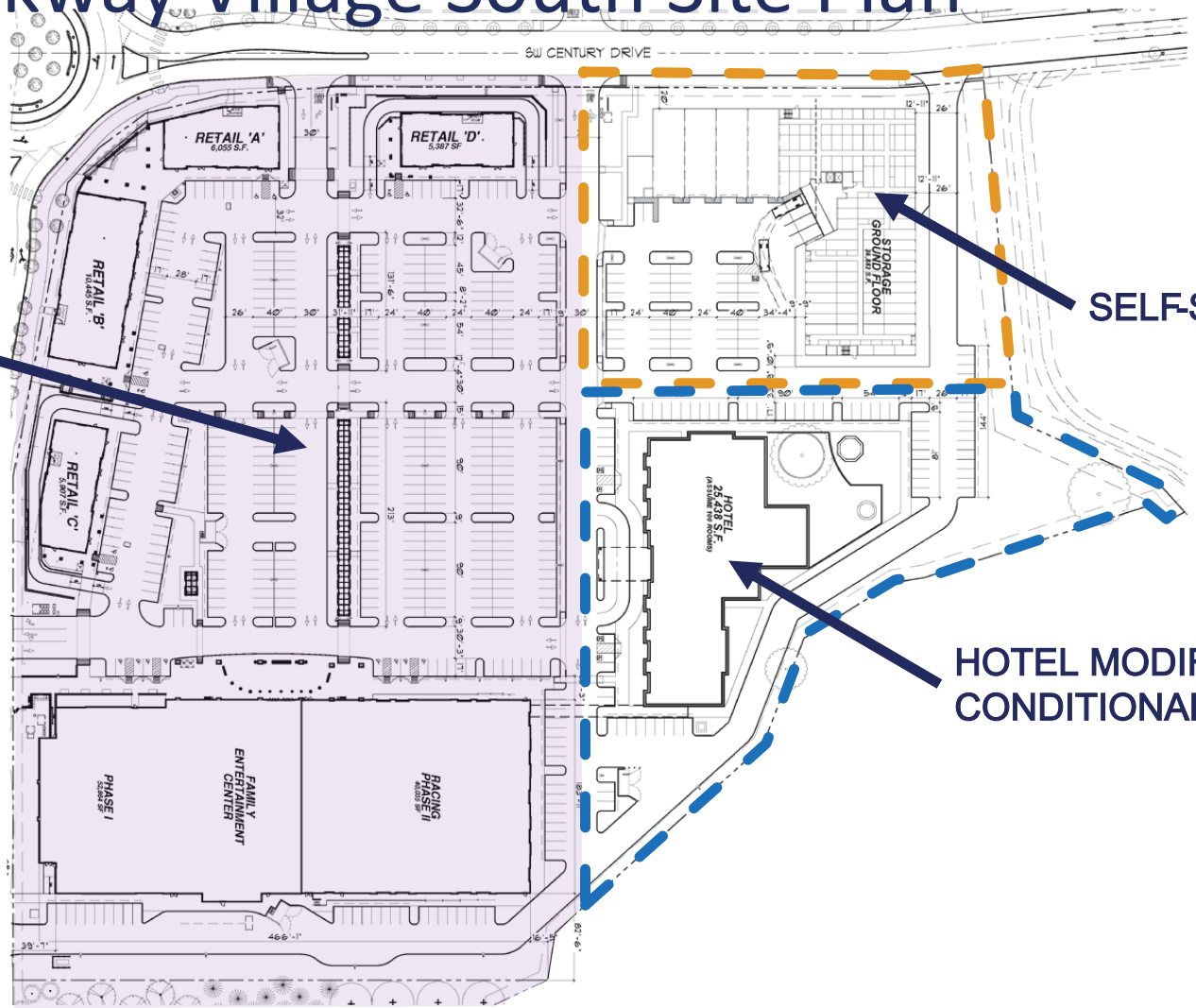


Exhibit A

AKS ENGINEERING & FORESTRY

Overall Parkway Village South Site Plan



APPROVED

SITE PLAN IMPROVEMENTS TO REMAIN GENERALLY UNCHANGED

SELF-STORAGE FACILITY

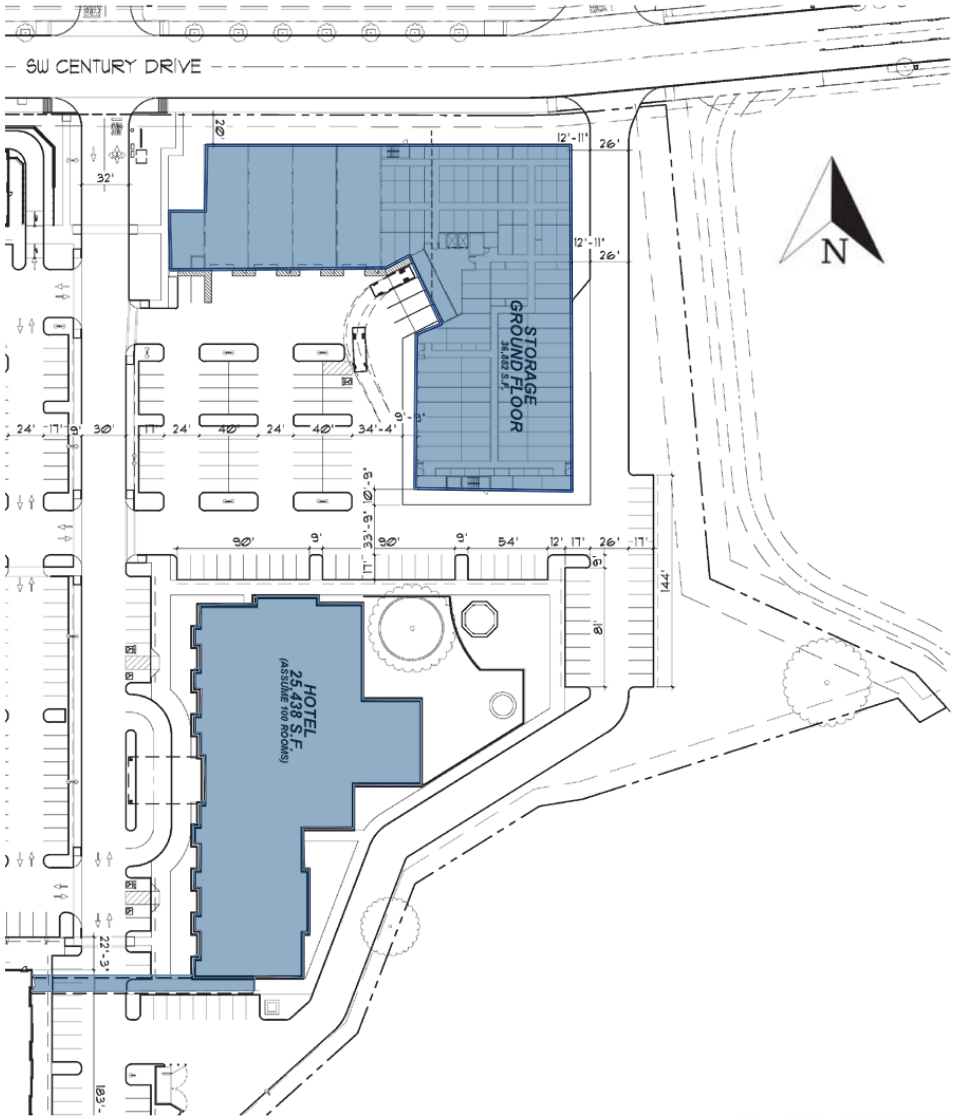
HOTEL MODIFICATION & CONDITIONAL USE

N

AKS ENGINEERING & FORESTRY

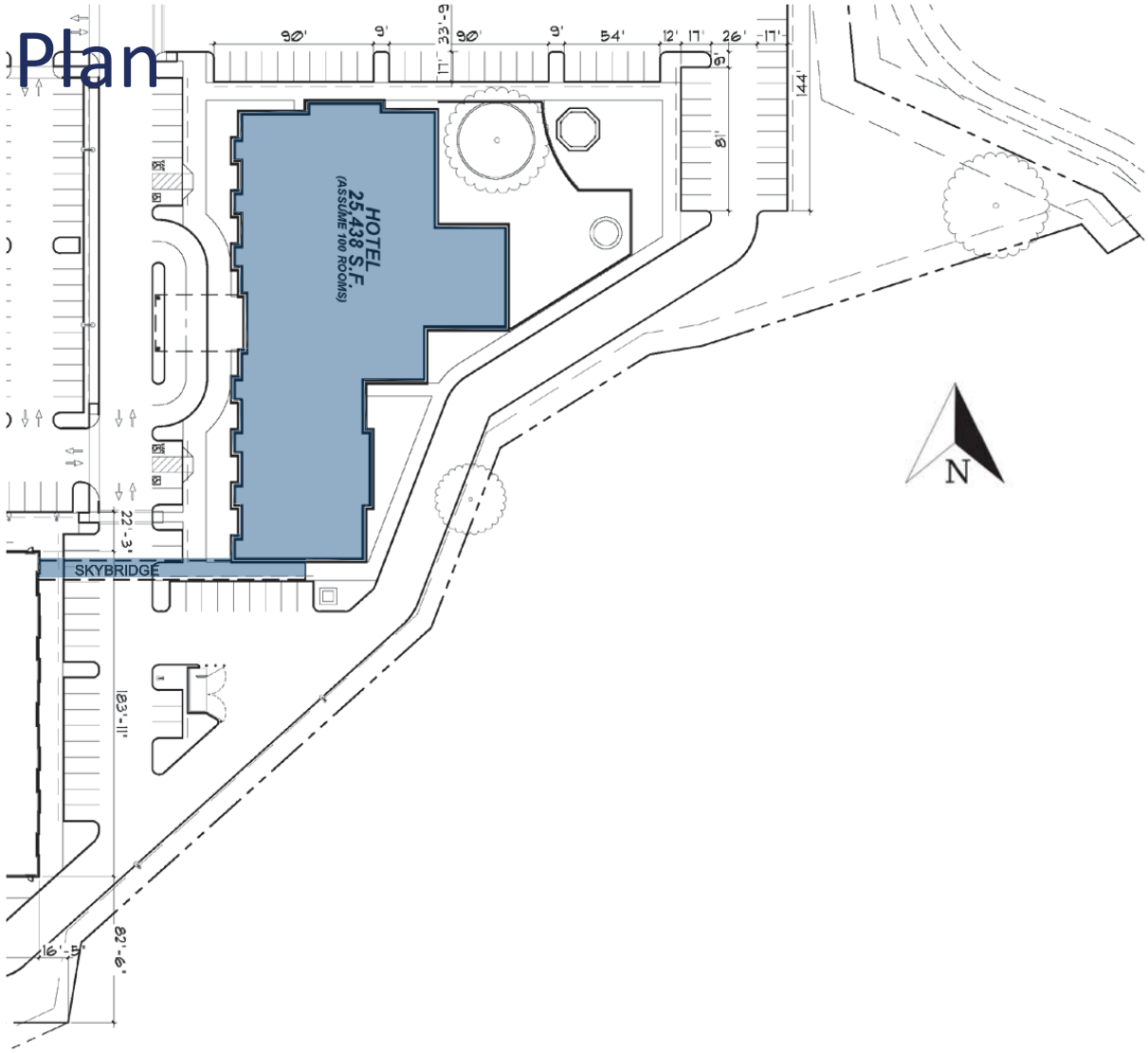
Preliminary Overall Site Plan

- ±4.85 total acres
- Existing site access to remain unchanged
  - Central driveway/main access from SW Century Drive
  - Eastern driveway/truck loading access from SW Century Drive
- Shared parking and circulation, landscaping, stormwater management, etc.
- Underground utilities, fire hydrant, site lighting, etc.



Conceptual Hotel Site Plan

- New ±100-room hotel
- Oriented toward central drive aisle
- Plaza entrance with looped loading area
- Shared parking, circulation, landscaping, etc.
- Trash enclosures, site lighting, etc.
- Sky bridge connection to Langer's Entertainment Center



Conceptual Hotel Elevations – West & East

* view of building frontage along main site access

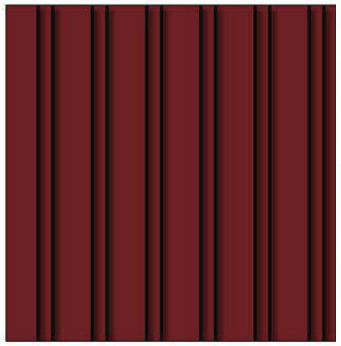
* view of building rear, facing east property line

Conceptual Hotel Elevations – North & South

*side elevation (facing to the north & towards new storage building)

*side elevation (facing to the south & towards stormwater facility)

Conceptual Architectural Materials



METAL ROOF:
STANDING SEAM METAL
(BURGUNDY)

CMU:
RUNNING BOND
SPLIT FACE
'MOUNTAIN BROWN'

SIDING:
'SKRIL' HORIZONTAL LAP SIDING
STAINED SW 3518
"HAWTHORNE"

FRAMING:
WOOD FRAMING
OPAQUE WOOD STAIN
CEDAR SW 3034
"HEAVY BODY STAIN"

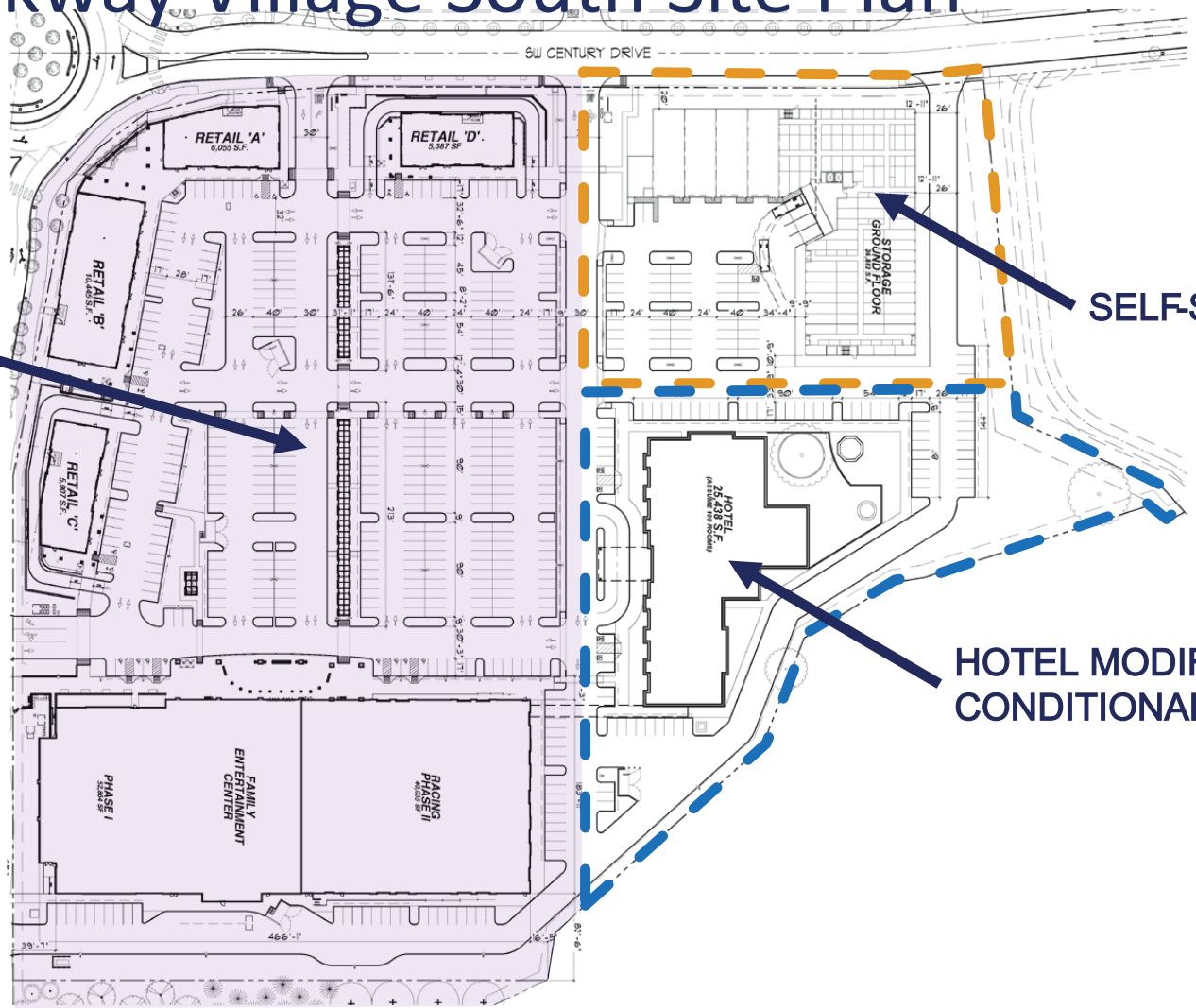
STONE BASE:
STONE VENEER (WOLF CREEK)
COUNTY LEDGESTONE
CULTURED STONE

SIDING:
HARDIE PANEL -
FIBER CEMENT BOARD &
BATTEN

13

AKS ENGINEERING & FORESTRY

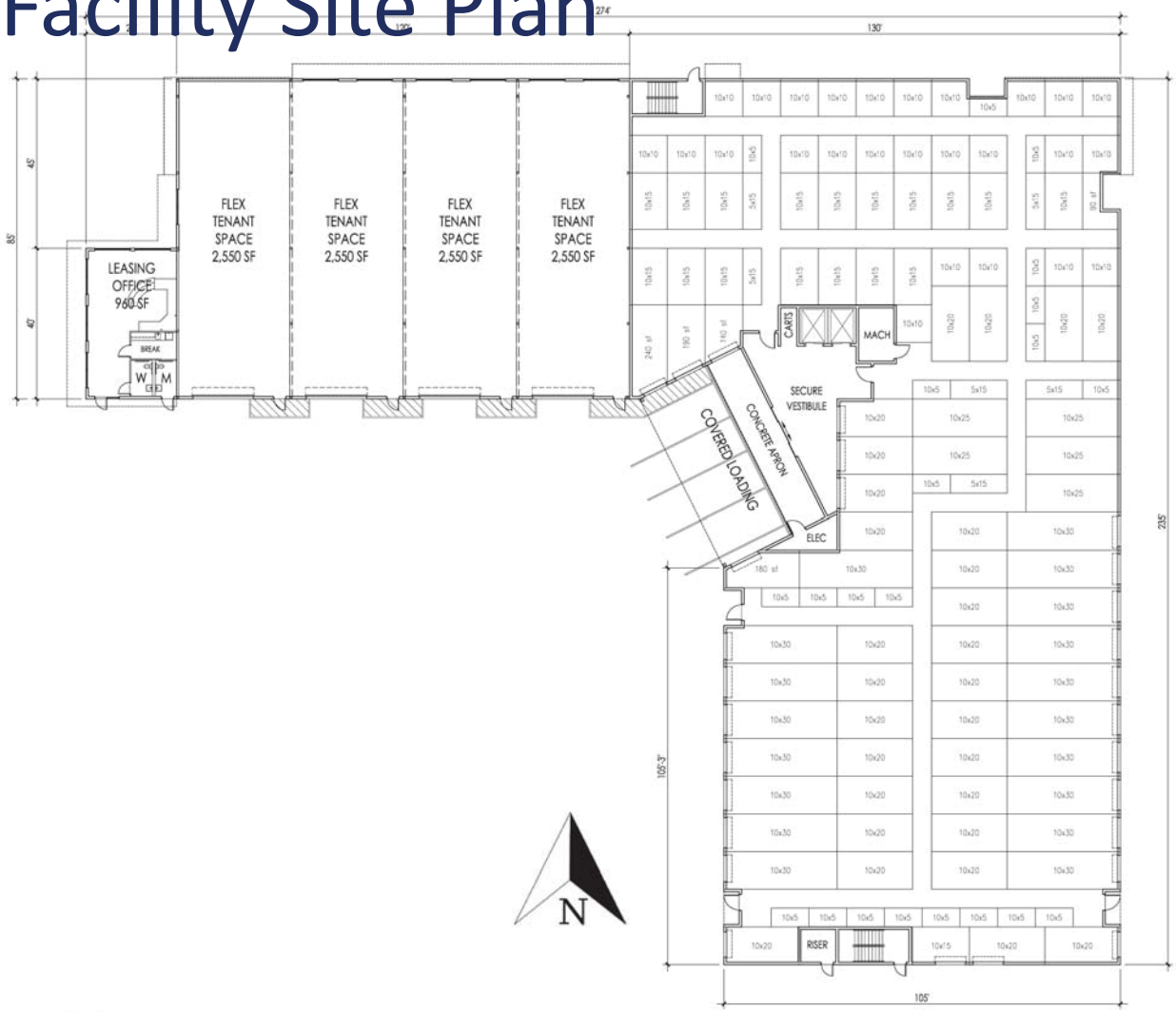
Overall Parkway Village South Site Plan



AKS ENGINEERING & FORESTRY

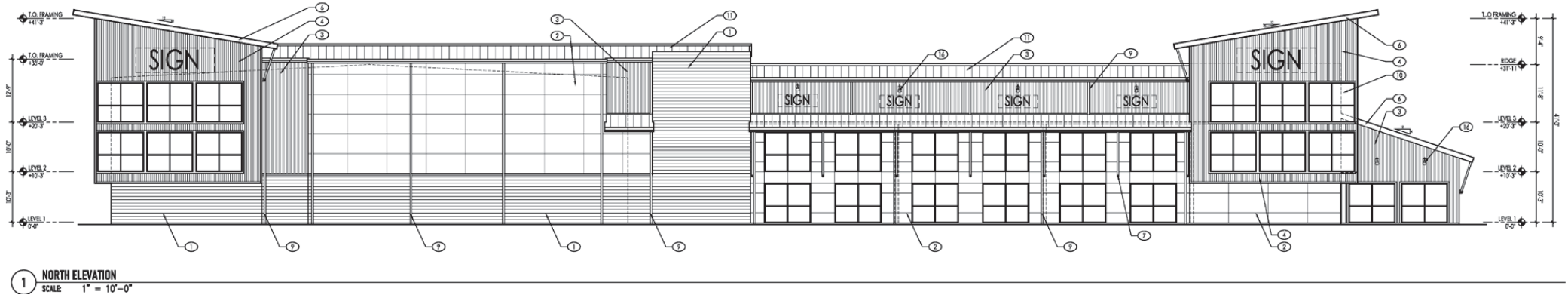
Conceptual Storage Facility Site Plan

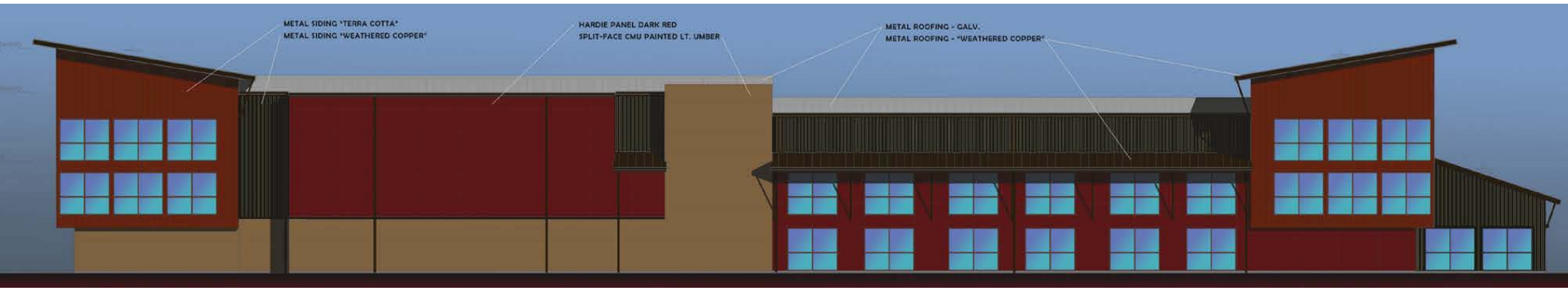
- New enclosed storage building
  - 3 stories
  - ±100,000 square feet
- ±690 self-storage units
- ±4 flexible tenant units
  - ±10,200 square feet
- Leasing office
- Covered loading area
- Shared parking, circulation, landscaping, etc.



Conceptual Storage Facility Elevation – North

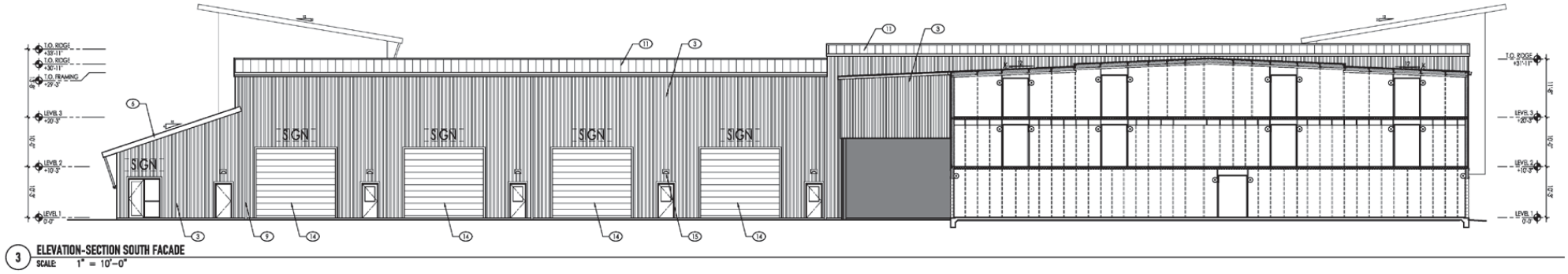
*front elevation (facing SW Century Drive)

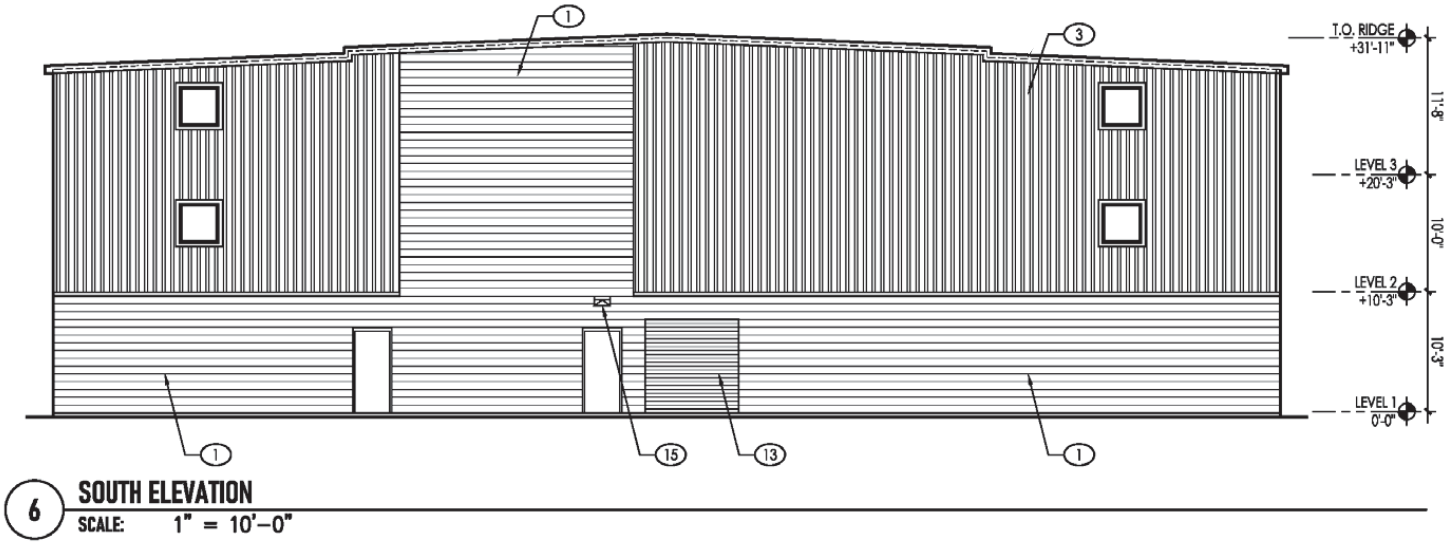




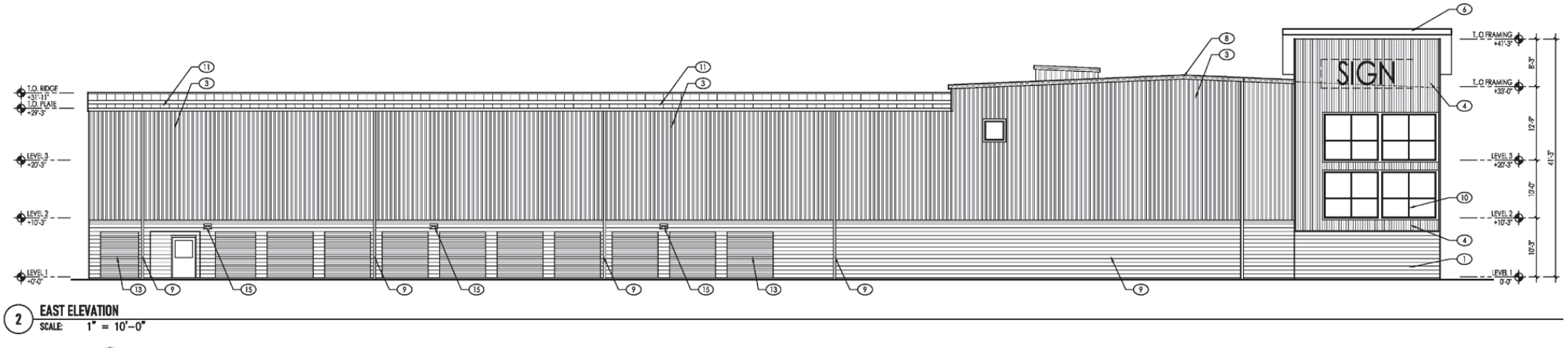
Conceptual Storage Facility Elevation– South

*rear facing elevation (facing opposite of SW Century Drive)





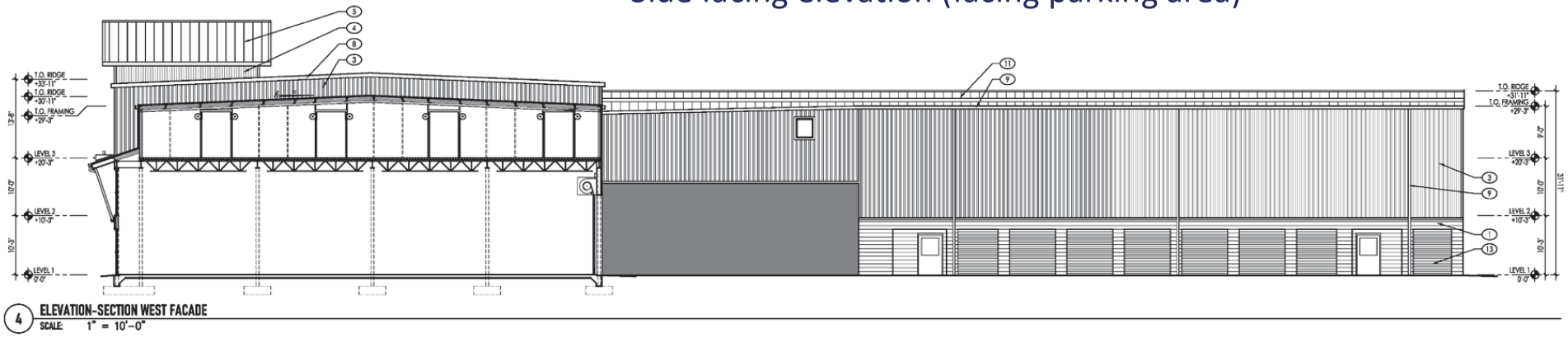
Conceptual Storage Facility Elevation – East



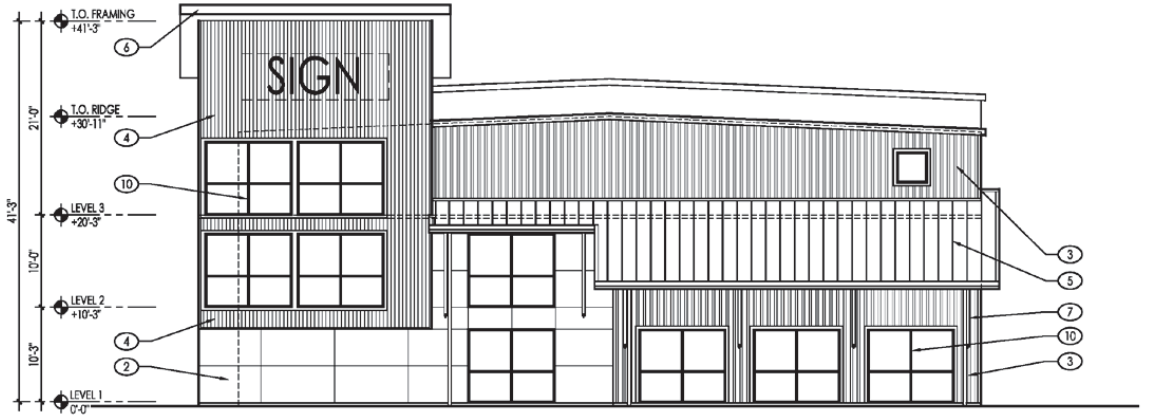
*Side facing elevation (facing eastern driveway)

Conceptual Storage Facility Elevation – West

*Side facing elevation (facing parking area)

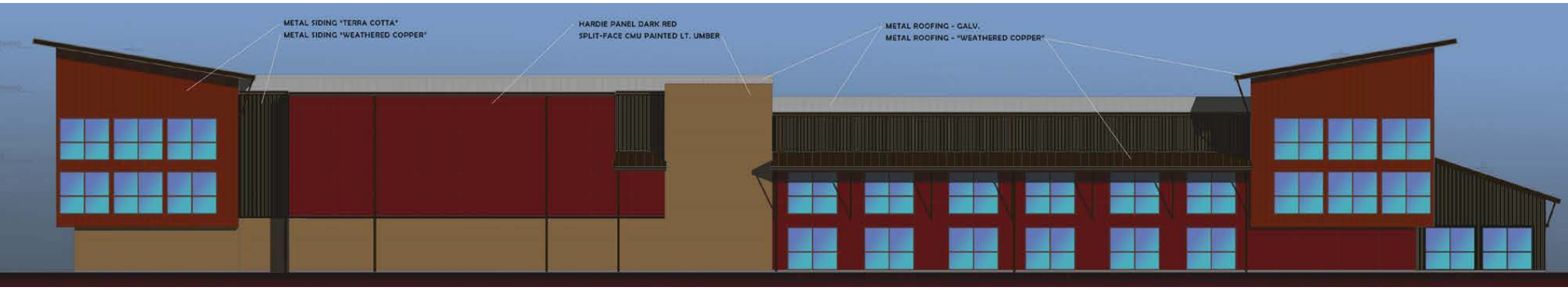


4 ELEVATION-SECTION WEST FACADE
SCALE: 1" = 10'-0"



5 WEST ELEVATION
SCALE: 1" = 10'-0"

Conceptual Architectural Materials



* view of building frontage along SW Century Drive

- Building Materials
  - Terracotta and weathered copper metal siding
  - Dark red paneling
  - Tan painted concrete masonry
  - Weathered copper galvanized metal roofing
  - Dark bronze windows, gutters, accents, and finishes

Summary of City of Sherwood Type IV Land Use Application Process

Questions?

Marie Holladay
AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97068
HolladayM@aks-eng.com
(503) 563-6151

Press **"Raise Your Hand"** to be called on to provide your questions and comments.

You can submit questions by typing them into the **Group Chat Box** – they will go directly to the Meeting Moderator.

March 7, 2022

RE: VIRTUAL NEIGHBORHOOD MEETING NOTICE
City of Sherwood Land Use Application for Site Plan Review

Dear Property Owner/Neighbor:

AKS Engineering & Forestry, LLC is holding a virtual neighborhood meeting regarding the potential submittal of a site plan review application for a new hotel and self-storage facility with flexible tenant spaces. The site is located southeast of the intersection of SW Langer Farms Parkway and SW Century Drive (Tax Lots 1100 and 1200 of Washington County Assessor's Map 2S 1 29DC). A portion of the property is associated with a previous land use approval for Parkway Village South subdivision and site plan review, requiring a modification and additional site plan review application for the new improvements. The project involves review of a hotel, self-storage facility with flexible tenant spaces, and associated amenities (parking, circulation, landscaping, lighting, etc.). The attached preliminary site plans show the specific location of the subject site.

The purpose of this virtual meeting is to provide a forum for the applicant and surrounding property owners/neighbors to review the preliminary plans and to provide feedback so that it may be considered before a land use application is submitted to the City of Sherwood. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with the City of Sherwood Zoning and Community Development Code.

You are invited to attend the virtual meeting on:

March 21, 2022 at 6:00 PM
Please see enclosed instructions to join the meeting.

Please note this meeting will be an informational meeting on preliminary plans. These plans may be altered prior to submittal of the application to the City of Sherwood.

I look forward to discussing this project with you. If you have questions but will be unable to attend, please feel free to call me at 503-563-6151.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC

Marie Holladay

AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100 | Tualatin, OR 97062
P: 503.563.6151 | www.aks-eng.com | HolladayM@aks-eng.com

Enclosures:
Preliminary Site Plans
Instructions for Joining & Participating in the Public Neighborhood Meeting

PARKWAY VILLAGE SOUTH
SW CENTER DRIVE AND LANGER FARMS PARKWAY
SHERWOOD, OREGON 97140

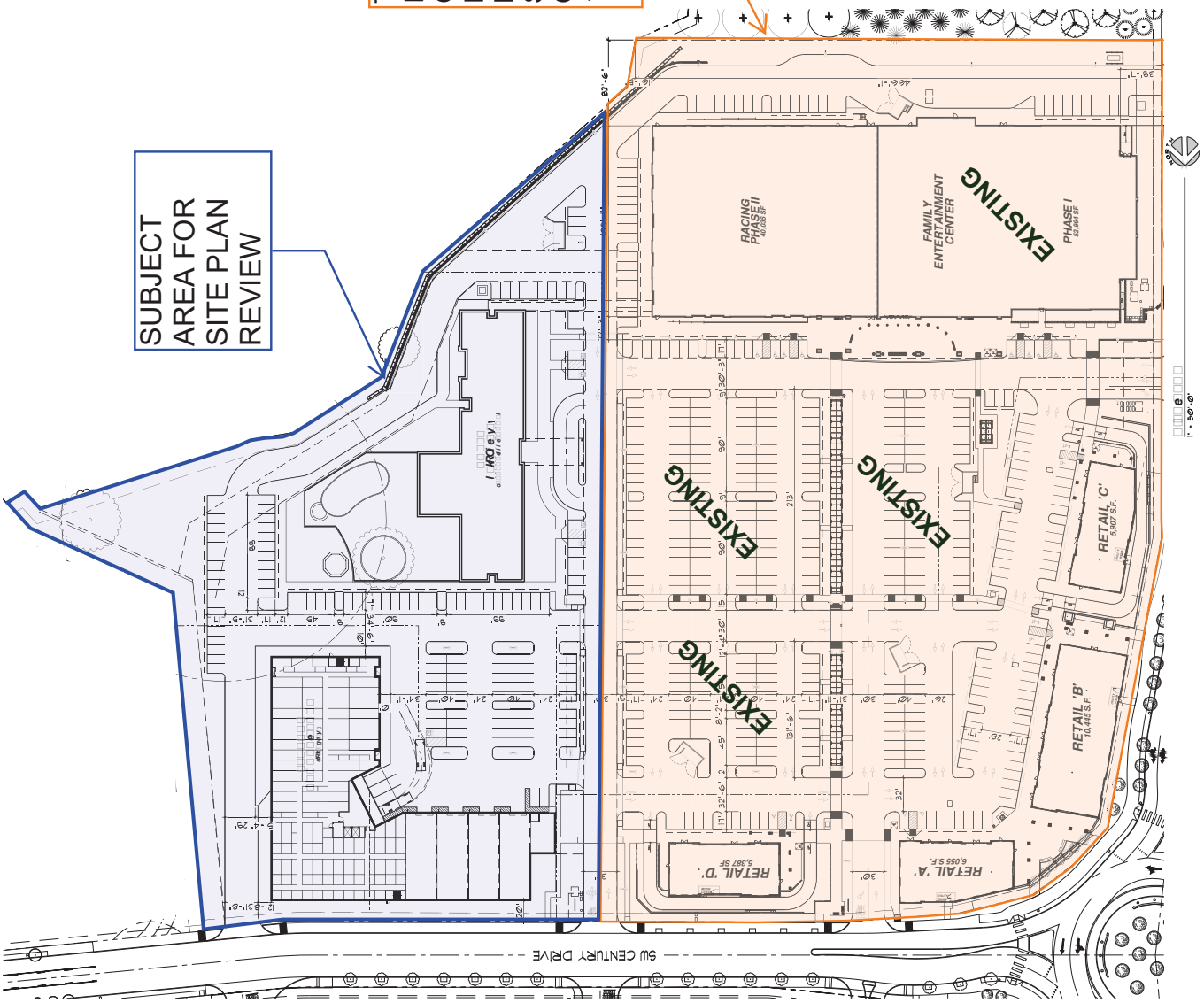
PROJECT NO. 2021-230
DATE: 5-23-2021
DRAWN BY: MEB
CHECKED BY: PHS
REVISIONS
01-6-2022

Exhibit A1

SP 1

THIS AREA OF THE SITE IS PLANNED TO REMAIN GENERALLY UNCHANGED FROM THE APPROVED PARKWAY VILLAGE SOUTH SITE PLAN (CITY OF SHERWOOD FILE #SP 17-03).

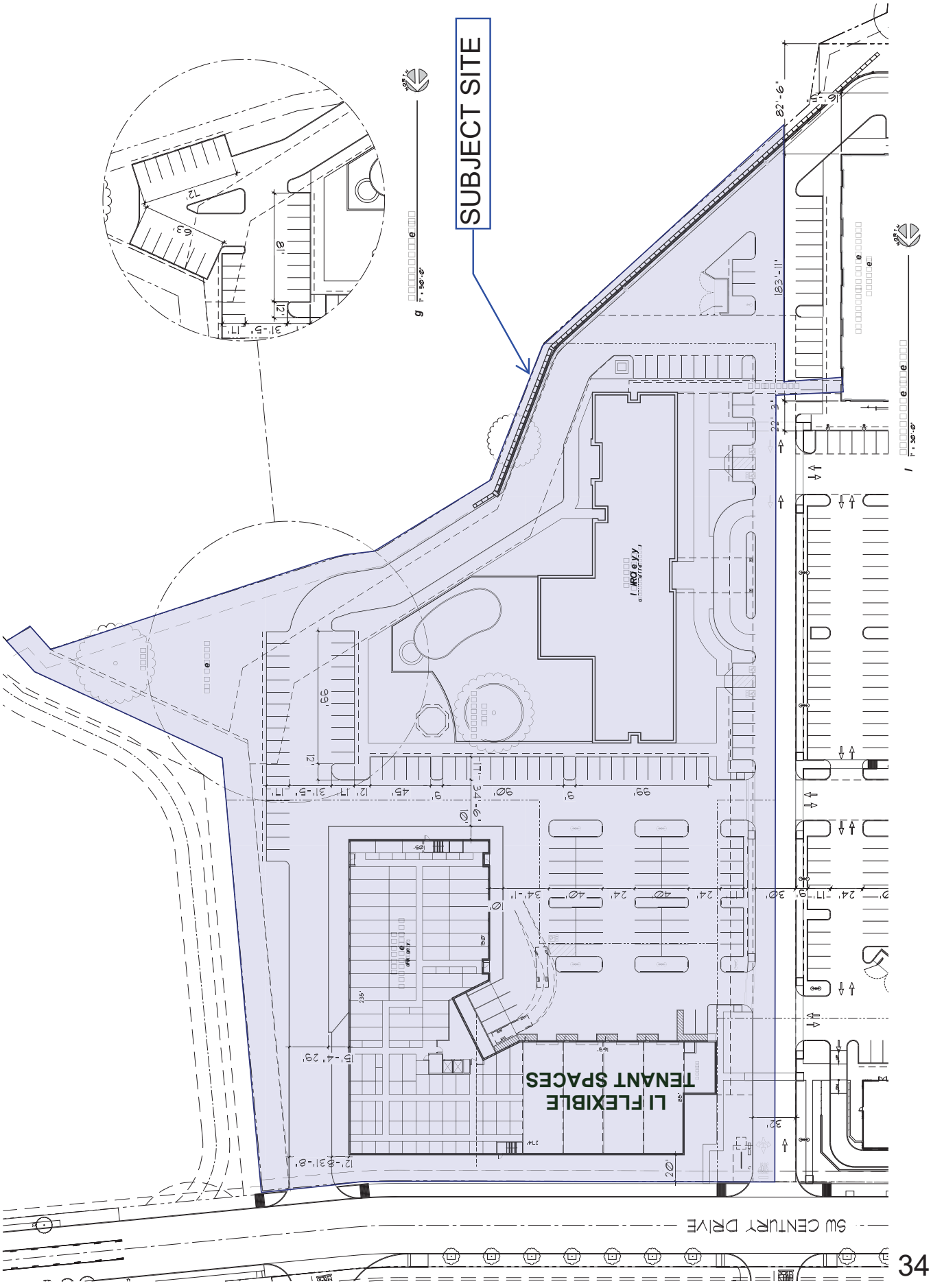
SUBJECT AREA FOR SITE PLAN REVIEW



PARKWAY VILLAGE SOUTH
SW CENTER DRIVE AND LANGER FARMS PARKWAY
SHERWOOD, OREGON 97140

PROJECT NO. 2021-2300
DATE: 5-23-2021
DRAWN BY: MEB
CHECKED BY: PHS
REVISIONS
9-6-2022

SP 1



Instructions for Joining & Participating in the Public Neighborhood Meeting for Parkway Village South Site Plan Review

Virtual Meeting provided via Zoom Webinar

March 21, 2022 at 6:00 PM

Please Register in Advance (a list of attendees will be submitted to the City of Sherwood):

- Go online to https://www.aks-eng.com/parkway-village-south/
- Click on the link provided to complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available upon request at least 10 days after the meeting concludes.

How to Join the Meeting:

Join by computer, tablet or smartphone

- **This is the preferred method as it allows you to see the Presenter's materials on screen.**
- Click on the "Click this URL join" link provided in your registration confirmation email.
- (If you registered but did not receive a confirmation email, please check your junk/spam folder before contacting the Meeting Administrator.)
- You may be prompted to "download and run Zoom" or to install the App (ZOOM cloud meetings). Follow the prompts or bypass this process by clicking "join from your browser".
- You should automatically be connected to the virtual neighborhood meeting.

Join by telephone

- Dial any of the toll-free Zoom numbers below to connect to the neighborhood meeting:

+ 1-346-248-7799	+ 1-669-900-6833
+ 1-253-215-8782	+ 1-312-626-6799
+ 1-929-205-6099	+ 1-301-715-8592

- If you experience trouble connecting, please pick another number and try again.
- After dialing in, enter this Zoom ID when prompted: **815 2385 5233**
- The Password if needed is: **6151**

MEETING ADMINISTRATOR:
For technical assistance or to submit a question for the meeting:

Email: holladaym@aks-eng.com

During the Meeting

Audio Help

- Meeting attendees will be muted throughout the presentation. This will allow everyone to hear the presentation clearly without added distractions.
- Make sure that the speakers on your device are turned on and not muted.
- If you do not have speakers on your computer, you can join by phone (using the "Join by telephone" instructions) to hear the presentation while watching the presentation on your computer monitor.

Questions & Answers

Your questions are important to us. There will be time reserved during the meeting to take questions, using one of the submission options below. Our presentation team will make their best effort to answer all question(s) during the meeting.

Prior to the Meeting:

- If you cannot attend the meeting, you can email your question(s) in advance to the Meeting Administrator.

Email holladaym@aks-eng.com

During the Meeting:

- ***Preferred Method:*** Participants may ask questions live at the meeting and through the "Chat" button on the bottom of the presentation screen to submit a question in real time.

After the Meeting:

- We will continue to take questions after the meeting has ended. Please submit your question(s) to the Meeting Administrator:

Email holladaym@aks-eng.com

Helpful Hints/Troubleshooting

We want to start on time! Please join the meeting 5-10 minutes prior to the 6:00 PM start time to ensure successful connection.

- You do not need a Zoom account to join the meeting.
- You will need a valid email address at the time of registration to receive the confirmation email and link to join the webinar or receive answers to any questions submitted after the meeting.
- For first-time Zoom users, we recommend downloading and installing the Zoom App well in advance, by clicking on the "Click Here to Join" link in your confirmation email.
- For technical assistance, please contact the Meeting Administrator (contact above).
- If you have difficulties connecting by computer, tablet or smartphone, we suggest disconnecting and instead use the "Join by telephone" instructions to listen in.

Affidavit of Mailing

DATE: 3/9/22

STATE OF OREGON)
)
Washington County)

I, Mitchell Godwin, representative for the Parkway Village South proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 1,000 feet of the subject project, was placed in a U.S. Postal receptacle on 03/07/2022.

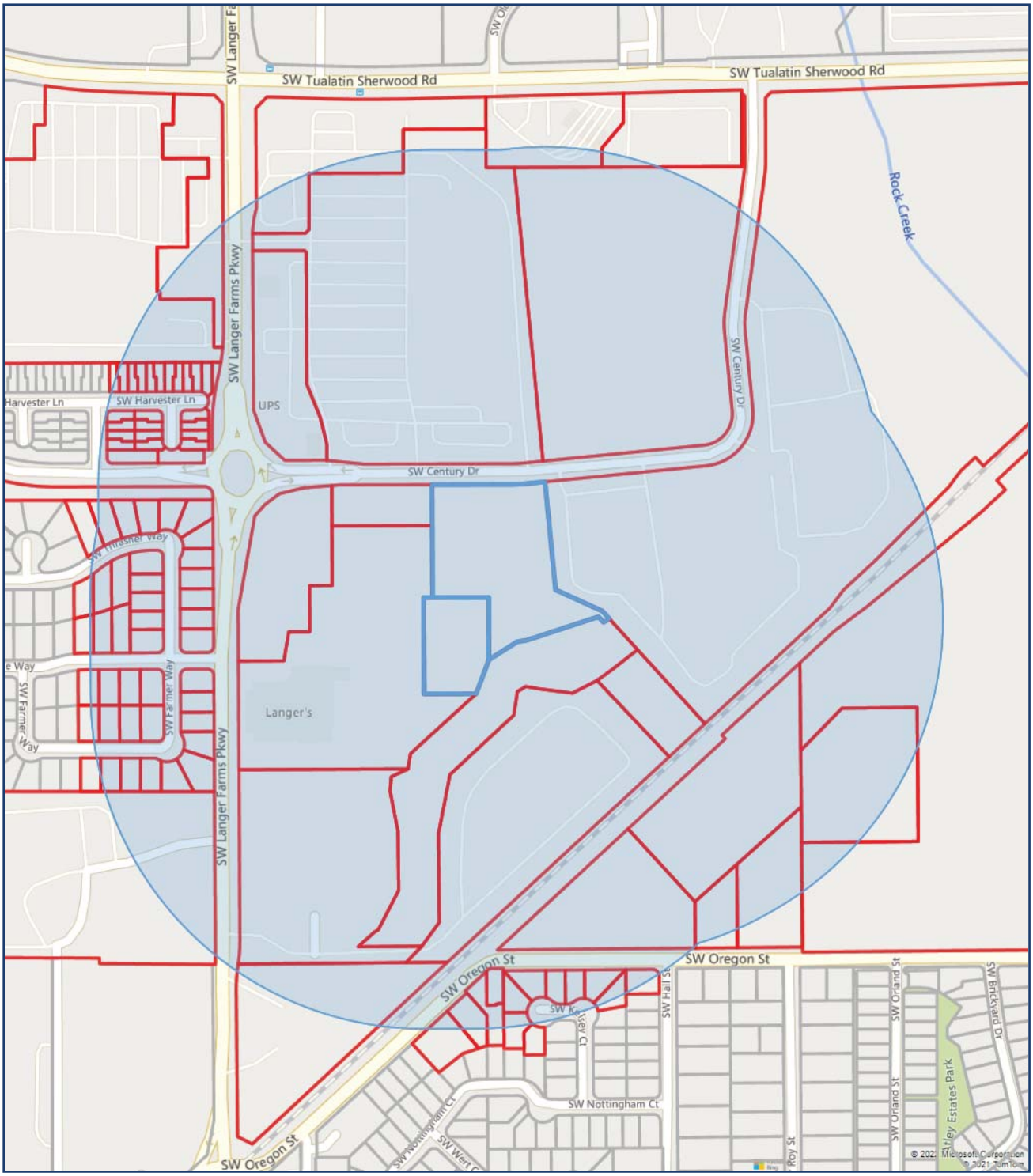
Representatives Name: Mitchell Godwin
Name of the Organization: AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

First American Title™

1000 ft Buffer

No Site Address, Sherwood, OR 97140

Report Generated: 3/2/2022



The present data and maps are intended for informational purposes only. Some information has been procured from third-party sources and has not been independently verified. Individual parts are owned by their respective copyright owners and not by First American. First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.

2S129CD-11800
Zillow Homes Property Trusts
1301 2nd Ave FL 31
Seattle, WA 98101

2S129CA-15900
Steven Zielke & Sara Coates
21456 SW Ferguson Ter
Sherwood, OR 97140

2S132AB-11900
Brian & Shannon Wilkins
22120 SW Kelsey Ct
Sherwood, OR 97140

2S129CD-07700
Scott & Gail Whitcomb
12919 SW Morgan Rd
Sherwood, OR 97140

2S129DB-00500
Glen Wetzel
Po Box 3451
Tualatin, OR 97062

2S129CA-15100
Jonathan Wetter
21490 SW Fallow Ter
Sherwood, OR 97140

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

2S129D0-00600
Washington County Facilities Mgmt
169 N 1st Ave # 42
Hillsboro, OR 97124

2S129D0-00602
Washington County Facilities Mgmt
169 N 1st Ave # 42
Hillsboro, OR 97124

2S129DB-00200
Wal-Mart Real Estate Business Trust
Po Box 8050
Bentonville, AR 72712

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

2S129CA-15200
Hector Viay & Maritza Ortiz
21481 SW Fallow Ter
Sherwood, OR 97140

2S129CA-15600
Christopher & Melanie Vallely
21434 SW Ferguson Ter
Sherwood, OR 97140

2S132AB-11600
Tone Joint Trust
22105 SW Kelsey Ct
Sherwood, OR 97140

2S129CD-07900
Justin & Tawny Tikkala
15662 SW Thrasher Way
Sherwood, OR 97140

2S129CA-14100
Paula Thomas
15661 SW Harvester Ln
Sherwood, OR 97140

2S129CD-06300
Joel Theiss & Fred Wiedemann
16627 SW Villa Rd
Sherwood, OR 97140

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

2S129CD-11900
Tamarisk Llc
3 Crestwind Dr
Rancho Palos Verdes, CA 90275

2S129CD-12000
William & Marilyn Sykes
15577 SW Farmer Way
Sherwood, OR 97140

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

2S129CD-09300
Charles & Michelle Spencer
15593 SW Whetstone Way
Sherwood, OR 97140

2S129CD-09900
Jeffery & Nicole Smith
15550 SW Farmer Way
Sherwood, OR 97140

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

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

2S129DC-00300
Sherwood City Of
22560 SW Pine St
Sherwood, OR 97140

2S129DC-00400
Sherwood City Of
22560 SW Pine St
Sherwood, OR 97140

2S129CA-14000
Shepherd Living Trust
2351 Miller Ct
Woodburn, OR 97071

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

2S129CA-14700
Chad Russell & Taneal White
15609 SW Harvester Ln
Sherwood, OR 97140

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

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

2S129CD-07100
Ismael & Alice Rios
15549 SW Thrasher Way
Sherwood, OR 97140

2S129CA-15300
Christina Potter
21467 SW Fallow Ter
Sherwood, OR 97140

2S129CD-07000
Rosemary Potter
15561 SW Thrasher Way
Sherwood, OR 97140

2S129D0-00150
Orwa Sherwood Llc
8320 NE Highway 99
Vancouver, WA 98665

2S129D0-00151
Orwa Sherwood Llc
8320 NE Highway 99
Vancouver, WA 98665

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

2S132AB-12200
Kim Nickel & Lynne Taffert
22140 SW Kelsey Ct
Sherwood, OR 97140

2S129CD-09800
Mcconnell Andrew P Rev Liv Trust
Po Box 10826
Greenville, SC 29603

2S129CD-09200
Mccauley Anthony V & Christi L Rev Liv
15619 SW Whetstone Way
Sherwood, OR 97140

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

2S129CD-12200
Jose Martinez
15599 SW Farmer Way
Sherwood, OR 97140

2S129CA-14500
Ryan & Ricardo Marquez
15629 SW Harvester Ln
Sherwood, OR 97140

2S129CD-07800
Wei & Siska Lin
15564 SW Thrasher Way
Sherwood, OR 97140

2S129CA-15000
Catherine Liedtke-Colwell & Bruce Colwell
3895 SW 185th Ave STE 170
Beaverton, OR 97078

2S132AB-14700
Leonard Enterprises Llc
17850 SW Sheppard Ter
Sherwood, OR 97140

2S132AB-14800
Leonard Enterprises Llc
17850 SW Sheppard Ter
Sherwood, OR 97140

2S129CD-07300
Langer Family Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DB-00100
Langer Gramor Llc
19767 SW 72nd Ave STE 100
Tualatin, OR 97062

2S129DB-00300
Langer Gramor Llc
19767 SW 72nd Ave STE 100
Tualatin, OR 97062

2S129DC-00200
Langer Storage Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-00900
Langer Storage 2 Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-01100
Langer Parkway South Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-01200
Langer Parkway South Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-01300
Langer Entertainment Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-01400
Langer Parkway South Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-01500
Langer Parkway South Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129CD-09700
Carol King
15530 SW Farmer Way
Sherwood, OR 97140

2S129DC-00800
Killion Real Estate Partnership
11825 SW Katherine St
Portland, OR 97223

2S129CA-13900
Long Khuu
15681 SW Harvester Ln
Sherwood, OR 97140

2S129CA-15800
Clayton & Cherylene Joyner
15805 SW Baler Way
Sherwood, OR 97140

2S129CD-10300
Jones Ryan N Rev Trust
1133 Windsor Pl
South Pasadena, CA 91030

2S129DC-00500
Jbmac Ventures Llc
19435 SW 129th Ave
Tualatin, OR 97062

2S129DC-00600
Jbmac Ventures Llc
19435 SW 129th Ave
Tualatin, OR 97062

2S129DC-00700
Jbmac Ventures Llc
19435 SW 129th Ave
Tualatin, OR 97062

2S132AB-12100
Chris & Simone Huff
22134 SW Kelsey Ct
Sherwood, OR 97140

2S129CD-11600
Kassandra Honeywell
7550 SW Mapleleaf St
Portland, OR 97223

2S129CA-15500
Charles & Monica Hodge
21451 SW Fallow Ter
Sherwood, OR 97140

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

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

2S129CD-07200
Taylor & Robert Hickernell
15537 SW Thrasher Way
Sherwood, OR 97140

2S132AB-11800
Travis & Jill Harper
22112 SW Kelsey Ct
Sherwood, OR 97140

2S129CA-13700
Jane & Timothy Hamm
15695 SW Harvester Ln
Sherwood, OR 97140

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

2S129CA-14300
Kerry & Kimberly Goff
21040 SW Mountain Home Rd
Sherwood, OR 97140

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

2S132AB-01100
Fre 596 Llc
707 Old County Rd
Belmont, CA 94002

2S129CD-09400
Elise Fraser
15567 SW Whetstone Way
Sherwood, OR 97140

2S129CA-14200
Seann & Laura Force
15655 SW Harvester Ln
Sherwood, OR 97140

2S129DB-00400
Flrf Llc
204 N Robinson Ave STE 709
Oklahoma City, OK 73102

2S129CD-10400
Sheila & David Fisher
15594 SW Farmer Way
Sherwood, OR 97140

2S129CD-10000
Scott & Sydney Fender
15558 SW Farmer Way
Sherwood, OR 97140

2S129CA-15700
Omeed Farzin
21442 SW Ferguson Ter
Sherwood, OR 97140

2S129CA-15400
Shad Emam & Tahia Abdeibrahiman
21459 SW Fallow Ter
Sherwood, OR 97140

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

2S132AB-11700
Julia & Eric Ediger
22102 SW Kelsey Ct
Sherwood, OR 97140

2S129CD-09600
Jon & Theresa Easton
15522 SW Farmer Way
Sherwood, OR 97140

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

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

2S129CD-10100
Melissa Cooper
15566 SW Farmer Way
Sherwood, OR 97140

2S129CD-06700
Maria Chavez
15601 SW Thrasher Way
Sherwood, OR 97140

2S129CD-08100
Scott & Stacie Cannon
15694 SW Thrasher Way
Sherwood, OR 97140

2S129CA-14800
David Caldwell
17109 SW 132nd Ter
Portland, OR 97224

2S132AB-13400
Christie Burks
22109 SW Hall St
Sherwood, OR 97140

2S132AB-14500
Dion Breshears & Larry Cutshall
15258 SW Oregon St
Sherwood, OR 97140

2S129CD-11500
Harold Bray
15612 SW Whetstone Way
Sherwood, OR 97140

2S129CD-06500
Nolan & Lana Booth
15633 SW Thrasher Way
Sherwood, OR 97140

2S129CD-11700
Daniel & Ilona Bobosh
15560 SW Whetstone Way
Sherwood, OR 97140

2S129CD-08000
Alison Bingham
15678 SW Thrasher Way
Sherwood, OR 97140

2S129CD-09500
Baldoni Darla J Rev Liv Trust
15514 SW Farmer Way
Sherwood, OR 97140

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

2S129CA-00900
Washington County
21170 SW Langer Farms Pkwy
Sherwood, OR 97140

2S129CA-18400
Arbor Terrace Hoa
,

2S129CA-18600
Arbor Terrace Hoa
,

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

2S129CD-06200
Abdumadzhid Achilov & Galina Achilova
15681 SW Thrasher Way
Sherwood, OR 97140

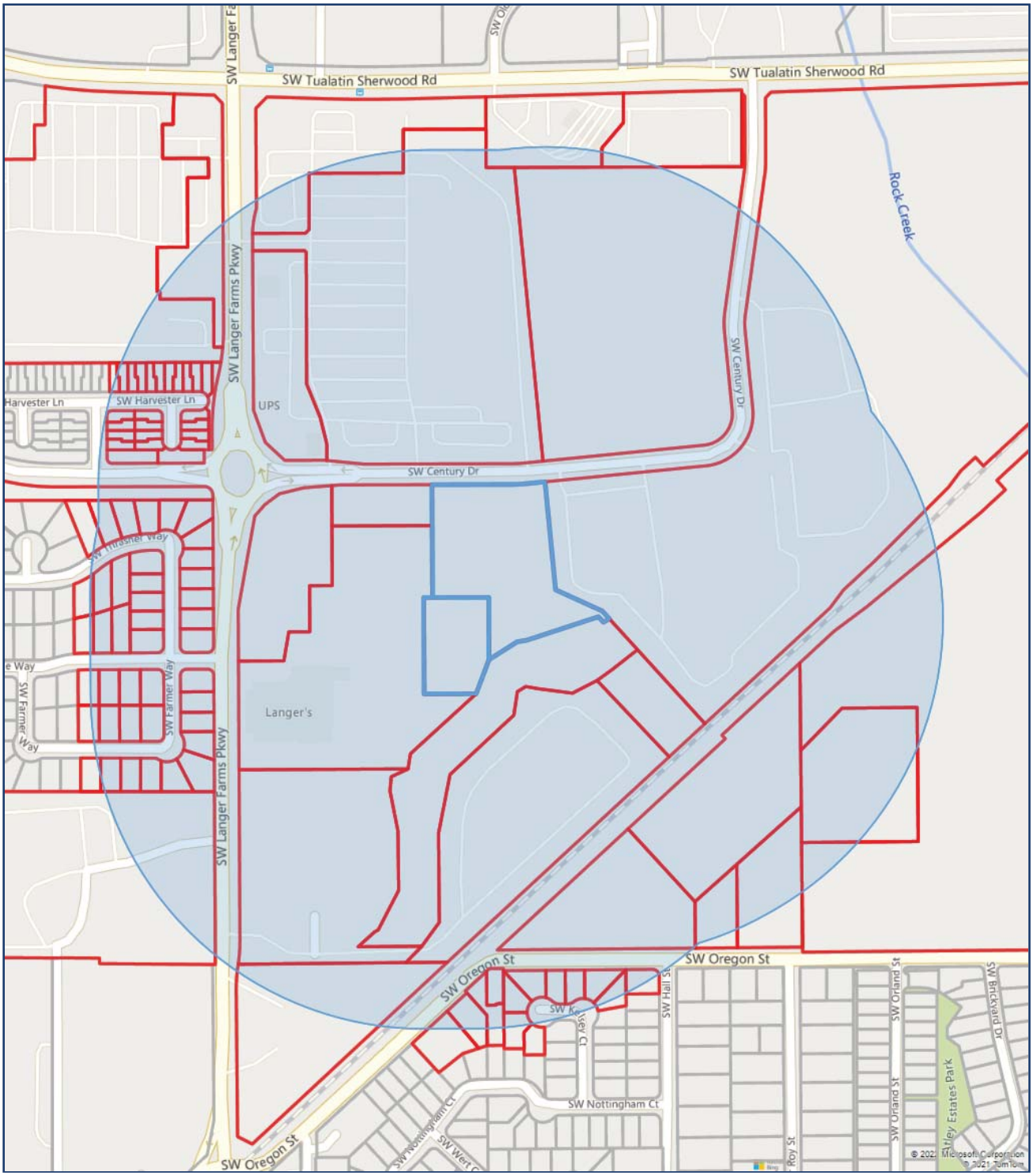
Exhibit G: Public Notice Information

First American Title™

1000 ft Buffer

No Site Address, Sherwood, OR 97140

Report Generated: 3/2/2022



The present data and maps are intended for informational purposes only. Some information has been procured from third-party sources and has not been independently verified. Individual parts are owned by their respective copyright owners and not by First American. First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.

2S129CD-11800
Zillow Homes Property Trusts
1301 2nd Ave FL 31
Seattle, WA 98101

2S129CA-15900
Steven Zielke & Sara Coates
21456 SW Ferguson Ter
Sherwood, OR 97140

2S132AB-11900
Brian & Shannon Wilkins
22120 SW Kelsey Ct
Sherwood, OR 97140

2S129CD-07700
Scott & Gail Whitcomb
12919 SW Morgan Rd
Sherwood, OR 97140

2S129DB-00500
Glen Wetzel
Po Box 3451
Tualatin, OR 97062

2S129CA-15100
Jonathan Wetter
21490 SW Fallow Ter
Sherwood, OR 97140

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

2S129D0-00600
Washington County Facilities Mgmt
169 N 1st Ave # 42
Hillsboro, OR 97124

2S129D0-00602
Washington County Facilities Mgmt
169 N 1st Ave # 42
Hillsboro, OR 97124

2S129DB-00200
Wal-Mart Real Estate Business Trust
Po Box 8050
Bentonville, AR 72712

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

2S129CA-15200
Hector Viay & Maritza Ortiz
21481 SW Fallow Ter
Sherwood, OR 97140

2S129CA-15600
Christopher & Melanie Vallely
21434 SW Ferguson Ter
Sherwood, OR 97140

2S132AB-11600
Tone Joint Trust
22105 SW Kelsey Ct
Sherwood, OR 97140

2S129CD-07900
Justin & Tawny Tikkala
15662 SW Thrasher Way
Sherwood, OR 97140

2S129CA-14100
Paula Thomas
15661 SW Harvester Ln
Sherwood, OR 97140

2S129CD-06300
Joel Theiss & Fred Wiedemann
16627 SW Villa Rd
Sherwood, OR 97140

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

2S129CD-11900
Tamarisk Llc
3 Crestwind Dr
Rancho Palos Verdes, CA 90275

2S129CD-12000
William & Marilyn Sykes
15577 SW Farmer Way
Sherwood, OR 97140

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

2S129CD-09300
Charles & Michelle Spencer
15593 SW Whetstone Way
Sherwood, OR 97140

2S129CD-09900
Jeffery & Nicole Smith
15550 SW Farmer Way
Sherwood, OR 97140

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

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

2S129DC-00300
Sherwood City Of
22560 SW Pine St
Sherwood, OR 97140

2S129DC-00400
Sherwood City Of
22560 SW Pine St
Sherwood, OR 97140

2S129CA-14000
Shepherd Living Trust
2351 Miller Ct
Woodburn, OR 97071

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

2S129CA-14700
Chad Russell & Taneal White
15609 SW Harvester Ln
Sherwood, OR 97140

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

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

2S129CD-07100
Ismael & Alice Rios
15549 SW Thrasher Way
Sherwood, OR 97140

2S129CA-15300
Christina Potter
21467 SW Fallow Ter
Sherwood, OR 97140

2S129CD-07000
Rosemary Potter
15561 SW Thrasher Way
Sherwood, OR 97140

2S129D0-00150
Orwa Sherwood Llc
8320 NE Highway 99
Vancouver, WA 98665

2S129D0-00151
Orwa Sherwood Llc
8320 NE Highway 99
Vancouver, WA 98665

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

2S132AB-12200
Kim Nickel & Lynne Taffert
22140 SW Kelsey Ct
Sherwood, OR 97140

2S129CD-09800
Mcconnell Andrew P Rev Liv Trust
Po Box 10826
Greenville, SC 29603

2S129CD-09200
Mccauley Anthony V & Christi L Rev Liv
15619 SW Whetstone Way
Sherwood, OR 97140

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

2S129CD-12200
Jose Martinez
15599 SW Farmer Way
Sherwood, OR 97140

2S129CA-14500
Ryan & Ricardo Marquez
15629 SW Harvester Ln
Sherwood, OR 97140

2S129CD-07800
Wei & Siska Lin
15564 SW Thrasher Way
Sherwood, OR 97140

2S129CA-15000
Catherine Liedtke-Colwell & Bruce Colwell
3895 SW 185th Ave STE 170
Beaverton, OR 97078

2S132AB-14700
Leonard Enterprises Llc
17850 SW Sheppard Ter
Sherwood, OR 97140

2S132AB-14800
Leonard Enterprises Llc
17850 SW Sheppard Ter
Sherwood, OR 97140

2S129CD-07300
Langer Family Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DB-00100
Langer Gramor Llc
19767 SW 72nd Ave STE 100
Tualatin, OR 97062

2S129DB-00300
Langer Gramor Llc
19767 SW 72nd Ave STE 100
Tualatin, OR 97062

2S129DC-00200
Langer Storage Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-00900
Langer Storage 2 Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-01100
Langer Parkway South Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-01200
Langer Parkway South Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-01300
Langer Entertainment Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-01400
Langer Parkway South Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129DC-01500
Langer Parkway South Llc
15585 SW Tualatin Sherwood Rd
Sherwood, OR 97140

2S129CD-09700
Carol King
15530 SW Farmer Way
Sherwood, OR 97140

2S129DC-00800
Killion Real Estate Partnership
11825 SW Katherine St
Portland, OR 97223

2S129CA-13900
Long Khuu
15681 SW Harvester Ln
Sherwood, OR 97140

2S129CA-15800
Clayton & Cherylene Joyner
15805 SW Baler Way
Sherwood, OR 97140

2S129CD-10300
Jones Ryan N Rev Trust
1133 Windsor Pl
South Pasadena, CA 91030

2S129DC-00500
Jbmac Ventures Llc
19435 SW 129th Ave
Tualatin, OR 97062

2S129DC-00600
Jbmac Ventures Llc
19435 SW 129th Ave
Tualatin, OR 97062

2S129DC-00700
Jbmac Ventures Llc
19435 SW 129th Ave
Tualatin, OR 97062

2S132AB-12100
Chris & Simone Huff
22134 SW Kelsey Ct
Sherwood, OR 97140

2S129CD-11600
Kassandra Honeywell
7550 SW Mapleleaf St
Portland, OR 97223

2S129CA-15500
Charles & Monica Hodge
21451 SW Fallow Ter
Sherwood, OR 97140

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

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

2S129CD-07200
Taylor & Robert Hickernell
15537 SW Thrasher Way
Sherwood, OR 97140

2S132AB-11800
Travis & Jill Harper
22112 SW Kelsey Ct
Sherwood, OR 97140

2S129CA-13700
Jane & Timothy Hamm
15695 SW Harvester Ln
Sherwood, OR 97140

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

2S129CA-14300
Kerry & Kimberly Goff
21040 SW Mountain Home Rd
Sherwood, OR 97140

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

2S132AB-01100
Fre 596 Llc
707 Old County Rd
Belmont, CA 94002

2S129CD-09400
Elise Fraser
15567 SW Whetstone Way
Sherwood, OR 97140

2S129CA-14200
Seann & Laura Force
15655 SW Harvester Ln
Sherwood, OR 97140

2S129DB-00400
Flrf Llc
204 N Robinson Ave STE 709
Oklahoma City, OK 73102

2S129CD-10400
Sheila & David Fisher
15594 SW Farmer Way
Sherwood, OR 97140

2S129CD-10000
Scott & Sydney Fender
15558 SW Farmer Way
Sherwood, OR 97140

2S129CA-15700
Omeed Farzin
21442 SW Ferguson Ter
Sherwood, OR 97140

2S129CA-15400
Shad Emam & Tahia Abdeibrahiman
21459 SW Fallow Ter
Sherwood, OR 97140

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

2S132AB-11700
Julia & Eric Ediger
22102 SW Kelsey Ct
Sherwood, OR 97140

2S129CD-09600
Jon & Theresa Easton
15522 SW Farmer Way
Sherwood, OR 97140

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

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

2S129CD-10100
Melissa Cooper
15566 SW Farmer Way
Sherwood, OR 97140

2S129CD-06700
Maria Chavez
15601 SW Thrasher Way
Sherwood, OR 97140

2S129CD-08100
Scott & Stacie Cannon
15694 SW Thrasher Way
Sherwood, OR 97140

2S129CA-14800
David Caldwell
17109 SW 132nd Ter
Portland, OR 97224

2S132AB-13400
Christie Burks
22109 SW Hall St
Sherwood, OR 97140

2S132AB-14500
Dion Breshears & Larry Cutshall
15258 SW Oregon St
Sherwood, OR 97140

2S129CD-11500
Harold Bray
15612 SW Whetstone Way
Sherwood, OR 97140

2S129CD-06500
Nolan & Lana Booth
15633 SW Thrasher Way
Sherwood, OR 97140

2S129CD-11700
Daniel & Ilona Bobosh
15560 SW Whetstone Way
Sherwood, OR 97140

2S129CD-08000
Alison Bingham
15678 SW Thrasher Way
Sherwood, OR 97140

2S129CD-09500
Baldoni Darla J Rev Liv Trust
15514 SW Farmer Way
Sherwood, OR 97140

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

2S129CA-00900
Washington County
21170 SW Langer Farms Pkwy
Sherwood, OR 97140

2S129CA-18400
Arbor Terrace Hoa
,

2S129CA-18600
Arbor Terrace Hoa
,

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

2S129CD-06200
Abdumadzhid Achilov & Galina Achilova
15681 SW Thrasher Way
Sherwood, OR 97140

Exhibit H: Amended and Restated Development Agreement (2010)

CURRENTLY IN-USE 5-4-11

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

PARTIES

The Parties to this Amended and Restated Development Agreement ("Agreement") are the City of Sherwood, Oregon ("City") and Pamela and Clarence Langer, as to Phase 4, and the Langer Family, LLC, as to the remainder of the PUD (collectively, "Langer").

RECITALS

1. On April 26, 1995, the City approved a Preliminary Development Plan for a Planned Unit Development ("PUD") on property owned by Langer. The subject property is located generally southeast of Hwy 99W and south of the Tualatin-Sherwood Road, in the City.

2. The decision approved development of the property in eight (8) separate phases. The decision contemplated and assigned specific uses to each phase, including High Density Residential, Retail/Commercial, and Light Industrial (LI).

3. The portions of the PUD designated LI have not yet developed, except for a portion of Phase 4, which was developed as a mini-warehouse use under the General Retail Trade category of allowed uses in the LI zone. Since the approval of the PUD, the City has amended its list of permitted and conditional uses in the LI zone, subject to the City's Zoning and Community Development Code ("ZCDC") 16.32.020.H, which provides the following: "Approved PUDs may elect to establish uses which are permitted or conditionally permitted under the base zone text at the time of final approval of the PUD."

4. The PUD approval contained conditions of approval including: a requirement for a wetlands delineation prior to development of Phase 8; the construction of Adams Drive at the time of development of Phase 6; and the elimination of the then-proposed extension of Century Drive east of Adams Drive.

5. The Final Development Plan was approved August 3, 1995. Neither the Preliminary Development Plan nor the Final Development Plan approvals related to a site plan. Thus, site plan review is required for each phase as development is proposed for that phase.

6. Phases 1 through 3 and 5 have been developed, and a portion of Phase 4 was developed as above-described and is anticipated for future redevelopment. The purpose of this Agreement is to clarify and refine the intent of the Parties regarding the following issues (collectively, the "PUD Issues"):

SCANNED

(a) The allowed uses of Phases 4, 6, 7 and 8 of the PUD, all of which are designated for LI uses;
(b) The timing of related improvements, including the construction of Adams Drive and Century Drive;
(c) The cost-sharing of public improvements, including the construction of Adams Drive and Century Drive; and
(d) Certain related matters.

7. The City and Langer previously set forth their respective commitments relative to the PUD Issues in that certain Development Agreement dated January 3, 2008 ("2008 Agreement"), which was a condition of approval to a companion Minor Change to the PUD approved contemporaneously by the City.

8. Subsequent to entering into the 2008 Agreement, economic conditions have changed such that the Parties find it necessary to re-evaluate their respective commitments under the 2008 Agreement. The City and Langer now desire to amend and restate their commitments relative to the PUD Issues set forth below.

9. This Agreement represents the only Agreement between the City and Langer with respect to the PUD Issues and does not preclude or require any conditions that may arise from a subsequent application for site plan review. It is the intent of the parties that the site plan review conditions should not be inconsistent with this Agreement.

10. This Agreement is only between the City and Langer and does not affect any conditions or improvements that may be required by other jurisdictions.

AGREEMENT

A. PUD USES

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

2. Permitted and Conditional Uses. Accordingly, Langer elects to establish uses on the LI-designated phases of the PUD that were permitted or conditionally permitted under the LI base zone text applicable on August 3, 1995, including: "Uses permitted outright in the GC zone Section 2.109.02, except for adult entertainment businesses, which are prohibited." A copy of the uses permitted in the LI and GC zones on August 3, 1995 is set forth in Attachment A, attached hereto and incorporated herein by reference.

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

B. ADAMS DRIVE SOUTH EXTENSION

1. City Commitments. Except as otherwise provided in this section, as soon as reasonably practicable and in any event prior to Langer's construction of any portion of Adams Drive south of the PUD's southern boundary, the City, at the City's sole cost and expense, will take the following actions:

a. Acquire the necessary right-of-way and complete the design and engineering for construction of the extension of Adams Drive ("South Extension") south from its present terminus up to but not including the railroad crossing between the southern PUD boundary and Oregon Street ("Rail Crossing");

b. Obtain all necessary permits for the construction and operation of the South Extension, including without limitation, all permits associated with allowing impacts to wetlands;

c. Provide for the mitigation of any impacts to wetlands related to the alignment and construction of the South Extension; and

d. Pursuant to the City's standard timeline and procedure in such instances, accept Langer's dedication of that portion of the South Extension located within the boundaries of the PUD following final inspection approval and thereupon assume maintenance obligations for all of the South Extension.

2. Langer Commitments. Subsequent to the City's performance of its obligations set forth in Section B.1.a. to B.1.c. of this Agreement but prior to issuance of final occupancy permits for any structures included in Phases 6 or 7, Langer will substantially construct the South Extension, including the traffic circle and island at the intersection with Century Drive and the twelve-foot (12') wide multi-use path extending the length of the South Extension as identified in the City Transportation Systems Plan (the "Path"). The street will be aligned and constructed in a manner consistent with the "90-percent drawings" prepared by Hopper Dennis Jellison, PLLC dated April 2008 and on file with the City (the "South Extension Plans"). Upon completion of the construction of the South Extension, Langer will dedicate and record a public right-of-way easement to the City for Adams Drive south from its present terminus to the southern boundary of the PUD (the "South Extension Right-of-Way").

3. Alternative Commitments.

a. Alternatively, in the event the City has completed the obligations set forth in Section B.1.a. to B.1.c. of this Agreement and the City receives or accrues funding equal to the cost estimate for the construction of the South Extension prior to the time Langer has substantially commenced the obligations set forth in Section B.2. of this Agreement, the City may, in its sole discretion, elect to construct the South Extension, including the traffic circle and island at the intersection with Century Drive, the Path, and if warranted, the traffic signal at Tualatin-Sherwood Road, at the City's sole expense. In the event the City undertakes construction of the South Extension, the City will deliver written notice ("Written Election") to Langer of the City's intent in accordance with Section I.7. of this Agreement prior to undertaking construction of the South Extension.

b. The City will issue a Notice to Proceed to the selected bidder(s) ("Contractor") for completion of the physical construction of the South Extension within ninety (90) days after delivery of the Written Election to Langer ("Commencement Date"). In the event the City fails to issue the Notice to Proceed by the Commencement Date and Langer has obtained final site plan approval for either Phases 6 and/or 7 by said date, the City will forfeit its right to undertake construction of the South Extension, and Langer will re-assume the obligation to substantially construct the South Extension in accordance with Section B.2. of this Agreement, unless Langer agrees in writing to extend the Commencement Date. If the City has not forfeited its right to undertake construction of the South Extension, the City will substantially complete the construction of the South Extension within fourteen (14) months after the Commencement Date ("Completion Date"), and in any event, prior to the issuance of an occupancy permit for any structure included in Phases 6 or 7.

c. To ensure the Completion Date is met, the City will include the required Completion Date and penalties for late completion in the contract ("Contract") the City enters with the Contractor. The penalties shall be an amount calculated to reimburse Langer for any losses incurred by Langer due to Contractor's failure to substantially complete construction by the Completion Date when such failure prevents the reasonable use of Phases 6 or 7 for retail commercial purposes, but in any event not less than $10,000.00 per day Langer is unable to make reasonable use of Phases 6 or 7 for commercial retail purposes. The City shall take all necessary and appropriate action to enforce the penalty provision in the Contract and forward any amounts collected to Langer within 30 days of the date the City receives payment.

d. If the City elects to construct the South Extension under this Section B.3, the City will perform its construction activities in a manner that minimizes obstruction or interference with access to, from, or within the PUD and

Langer's construction, if any, and use of the subject property in accordance with the PUD. The City will mobilize, conduct, and maintain all construction activities, equipment and materials on and around the PUD in such manner to allow use of the South Extension and access between the PUD and the South Extension through all access driveways. The City's agreement to perform its construction activities consistent with this section is a material inducement for Langer to enter this Agreement as it will facilitate Langer's timely completion of the PUD in accordance with Langer's agreement with its end users of the PUD.

e. If the City elects to construct the South Extension, Langer will take the following actions prior to the City's commencement of construction:

(A) Grant the South Extension Right-of-Way to the City, provided the City shall bear the expense of preparing the legal description for the South Extension Right-of-Way.

(B) Grant to the City reasonable temporary construction easement(s) to allow the City to complete its construction commitments, provided Langer's grant of an easement(s) may be conditioned to ensure that the City's use of the PUD property does not unreasonably interfere with Langer's use and development of the PUD.

(C) If Langer has not yet constructed the stormwater facility on Phase 8 as provided in Section F.1 of this Agreement ("Stormwater Facility"), allow temporary location of stormwater detention and treatment from the South Extension on Phase 8 in either a temporary facility ("Temporary Facility") or the existing stormwater facilities located on Phase 7 and Phase 8 ("Existing Facilities"). To the extent that the Temporary Facility or the Existing Facilities will require any expenses for engineering, construction, design, maintenance, or modification to existing land use approvals, the City will bear the expenses. If applicable, Langer and the City shall execute and record appropriate easement documents or amendments to the existing easement for the Existing Facilities to formalize the parties' respective obligations under this subsection (C).

(D) Use reasonable best efforts to avoid damaging the Path during construction and development of the PUD, provided that if Langer causes any such damage, Langer shall, at its sole expense, repair and replace the Path back to its original condition.

C. ADAMS DRIVE NORTH EXTENSION

1. City Commitments. Except as otherwise provided in this section, as soon as reasonably practicable and in any event prior to Langer's construction of any portion of Adams Drive north of the PUD's northern boundary, the City, at the City's sole cost and expense, will take the following actions:

a. Acquire the necessary right-of-way for and complete the surveying, design, and engineering for construction of an extension of Adams Drive ("North Extension") from the north side of the intersection with Tualatin-Sherwood Road, north to the existing stub road connecting to Highway 99W, with the alignment to curve east around the PGE substation and connect to the east end of the Home Depot stub road. The street will be aligned and constructed in a manner consistent with the "60-percent drawings" prepared by Harper Hoff Peterson Righellis Inc, dated February 2010 and on file with the City (the "North Extension Plans"). The right-of-way, design and engineering shall anticipate and include at least 43 p.m. peak-hour vehicle trips per acre from Phase 4 to accommodate redevelopment of Phase 4.

Any substantial changes to the alignment and cross-section shall require an amendment to this Agreement. Such amendment shall only relate to this section of the Agreement, and all other terms and conditions of this Agreement shall remain in full force and effect. A "substantial change" may include but is not limited to an increase in the number of lanes, an increase in the right-of-way width by 10 or more feet, requiring additional landscaping, medians, or pedestrian paths, shifting the alignment east or west by fifty (50) or more feet, and/or any other changes that will substantially increase the cost of construction.

b. Obtain all necessary permits for the construction and operation of the North Extension, including without limitation, all permits associated with impacts to wetlands, all approach and/or signal permits required by the Oregon Department of Transportation for the intersection of Highway 99W and the existing stub road, and all approach permits required by Washington County for the connection of the North Extension and Tualatin-Sherwood Road.

c. Provide for the mitigation of any impacts to wetlands associated with the alignment and construction of the North Extension.

d. Otherwise remove any legal or planning constraints to the construction of the North Extension.

e. Pay any extraordinary labor costs associated with Langer's performance of its obligations under Section C.2., where "extraordinary labor costs" means any

costs required by law to exceed an arms-length privately negotiated rate solely due to the nature of the improvement.

f. Pay any extraordinary construction costs associated with Langer's performance of its obligations under Section C.2. that are attributable to extraordinary environmental or geographic conditions.

g. Pursuant to the City's standard timeline and procedure in such instances, assume maintenance obligations for all of the North Extension following the City's final inspection approval of the North Extension.

h. Permit Langer to assume, for purposes of completing the required traffic study, that the North Extension has been planned and funded for construction prior to development of Phases 6 and 7 pursuant to Langer's alternative commitments to construct the North Extension or make a payment in lieu thereof pursuant to Section C.2. below.

i. Permit Langer to assume, for purposes of completing the required traffic study, that the North Extension has been planned and funded for construction prior to the redevelopment of Phases 4 pursuant to Langer's alternative commitments to construct the North Extension or make a payment in lieu thereof pursuant to Section C.2. below.

j. The City will not require the closure of any residential access to Phase 4 from Tualatin-Sherwood Road until redevelopment of Phase 4. The City will reimburse Langer for the cost of relocating and rebuilding any access to and from the existing commercial uses on Phase 4 resulting from the closure of any access due to the construction of the North Extension, including any necessary relocation of administrative facilities associated with the commercial use.

k. In the event Langer pays a fee in lieu of construction as described in Section C.2. below, the City will:

(A) Place the payment into an existing or newly-created interest-bearing City Trust and Agency Fund;

(B) Grant credits for transportation System Development Charges ("SDC's") otherwise payable by Langer as if Langer had constructed the North Extension; and

(C) Use the payment-in-lieu exclusively for the construction of the North Extension. However, if the City has not entered into a contract for the construction of the North Extension or any portion thereof within five (5) years after Langer deposits the fee with the City, the City shall return the fee-in lieu, together with any interest thereon to Langer, Langer's successor or a

person designated by Langer's successor, minus any amount provided as a credit against transportation SDC's under paragraph (B) above. This Agreement does not constitute a "contract for construction of the North Extension" for purposes of this subsection.

2. Langer Commitments. Langer agrees to take the following actions with respect to the North Extension:

a. Subsequent to the City's performance of its obligations set forth in Section C.1. of this Agreement but prior to issuance of the final occupancy permit for any structure included in the development of Phase 6, Langer will substantially construct the North Extension consistent with the alignment and cross-section described in Section C.1.a. of this Agreement. However, in the event the City exercises its option to construct the South Extension under Section B.3. of this Agreement, Langer will substantially construct the North Extension prior to issuance of the final occupancy permit for any structure included in the development of Phases 6 or 7.

b. Alternatively, in the event the City has not substantially performed the obligations set forth in Section C. 1.a. to C.1.d. of this Agreement by a date that is sixty (60) days after Langer submits construction drawings for public improvements associated with the development of Phase 6 to the City, Langer shall submit a fee in lieu of construction in an amount equal to the cost estimate for the construction of the North Extension prior to the issuance of an occupancy permit for any structure included in the development of Phase 6. Langer's timely deposit of a fee in lieu under this paragraph shall fully satisfy Langer's obligations under Section C.2.a. of this Agreement and shall trigger the City's performance of its commitments under Section C.1.k. of this Agreement. In the event the City exercises its option to construct the South Extension under Section B.3. of this Agreement, the references to "Phase 6" in this subparagraph b. shall be replaced with "Phases 6 or 7."

c. In the event the City refunds the fee-in-lieu as described in Section C.1.k(C) of this Agreement prior to the redevelopment of Phase 4, and subsequent to the performance of the City's other obligations under Section C.1., Langer will substantially construct the North Extension consistent with the alignment and cross-section provided by the City prior to the issuance of an occupancy permit for any structure included in the redevelopment of Phase 4. In the event the City is still in possession of the fee-in-lieu at the time Phase 4 redevelops, the City will refund the fee to Langer, including any interest thereon, or will not require the construction of the North Extension as a condition of redevelopment.

D. RAIL CROSSING

1. City Commitments. As soon as reasonably practicable, the City, at the City's sole cost and expense, will take the following actions with respect to the Rail Crossing:

a. Acquire the necessary right-of-way for the Rail Crossing;

b. Obtain all required crossing or other permits from ODOT Rail and any other applicable agencies associated with the Rail Crossing;

c. Complete the design, engineering, and construction of the Rail Crossing; and

d. Use all reasonable best efforts to complete these actions and connect the South Extension to Oregon Street via the Rail Crossing no later than the date of issuance of occupancy permits for the development of Phases 6 and 7; provided, however, the failure to complete these actions by such date shall not be grounds to deny the issuance of such occupancy permits.

2. Langer Commitments. None.

E. CENTURY DRIVE

1. Langer Commitments. Langer agrees to take the following actions with respect to Century Drive:

a. Prior to issuance of final occupancy permits for any structure located in Phase 6 or Phase 7, design and substantially construct a reasonably direct vehicular connection between the existing terminus of Century Drive on the western boundary of the PUD and existing City right-of-way at the eastern boundary of the PUD ("Century Drive Connection"). The Century Drive Connection shall be constructed to the adjusted street standard described in Section E.2.a. below.

b. Following construction, dedicate a right-of-way easement to the City for the Century Drive Connection.

c. Provide the City with copies of receipts of eligible expenses where "eligible expenses" is defined to include all hard and soft costs of labor and materials associated with all aspects of the design, engineering, and construction, including applicable consultant fees, of the Century Drive Connection that exceed the cost of designing and constructing the Century Drive Connection as a standard parking lot drive aisle ("Eligible Expenses").

2. City Commitments. The City agrees to take the following actions with respect to Century Drive:

a. To work with Langer to achieve an adjustment to the relevant City street standards so that the nature, location, and design of the Century Drive Connection requires the minimum necessary right-of-way to provide a vehicular connection and includes traffic calming measures such as restrictions on through traffic for trucks.

b. Reimburse Langer for all undisputed Eligible Expenses within thirty (30) days after the City receives the receipts described in Section E.1.c.. City will immediately contact Langer regarding any disputed expenses and attempt to resolve the dispute within 90 days of the date the receipt containing the expense is received by the City. Any disputed expense that remains unresolved after 90 days shall be submitted to mediation as provided in Section I.12. of this Agreement; and

c. Pursuant to the City's standard timeline and procedure in such instances, accept Langer's dedication of the Century Drive Connection following final inspection approval and thereafter assume maintenance obligations for same.

F. STORMWATER FACILITY

1. Langer Commitments.

a. Prior to issuance of a final occupancy permit for the first structures located in Phases 6 or 7, Langer will design and substantially construct the "Stormwater Facility on Phase 8 (including any necessary portions of Phase 6), to accommodate existing stormwater detention and treatment for the PUD (including development of Phases 6, 7 and 8), and any detention and treatment associated with the South Extension and the Century Drive Connection. In conjunction with this construction, Langer retains the right to terminate use of the Existing Facilities and any Temporary Facility constructed pursuant to Section B.3.c. of this Agreement, provided the stormwater detention and treatment functions of the Existing Facilities and any Temporary Facility are incorporated into the Stormwater Facility and subject to any written agreements relating to the Existing Facilities. Langer retains the right to expand the Stormwater Facility to serve other public rights-of-way and uses outside the PUD in Langer's sole discretion, provided such expansion otherwise complies with City standards, including without limitation, awarding credits for SDC's.

b. Following construction, Langer will dedicate the Stormwater Facility to the public for use as a stormwater detention and treatment facility.

2. City Commitments.

a. The City agrees to work with Langer, to the extent allowed by law, to issue any land use approvals related to termination of the Existing Facilities through an administrative process, to facilitate any related process for the vacation of any prior public dedications associated with the Existing Facilities, and to modify the existing recorded easement document among Langer and the City relating to the Existing Facilities.

b. The City agrees to accept the dedication of the Stormwater Facility following final inspection approval and thereafter assume the maintenance obligations for same.

G. RENAMING OF ADAMS DRIVE

1. Langer Commitments. Prior to Langer's dedication of any portion of Adams Drive as described in this Agreement, Langer will submit a petition to the City to rename the completed portion of Adams Drive in accordance with the street name standards of ZCDC 16.108.010.4.A-C. Langer agrees to select a single name for Adams Drive from the southern end of the South Extension to the northern end of the North Extension.

2. City Commitments.

a. Provided the petition is submitted in the manner described in ZCDC 16.108.010.3, the City will support a petition received from Langer to rename the completed portion of Adams Drive.

b. If the petition is approved by the City Council, the City shall install standard City street signage identifying Adams Drive by its new name.

H. TRANSPORTATION CHARGES, FEES, AND CREDITS

1. Transportation Development Tax. The calculation and assessment of any Transportation Development Tax ("TDT"), including any TDT credits, will be made according to the Washington County TDT ordinance. Improvements to Tualatin-Sherwood Road will be creditable towards Washington County TDT's as allowed in Washington County's ordinance. It is the parties' mutual understanding that this ordinance provides full TDT credits for turn lanes and 50% or 66.67% for traffic signals for a four- and three-leg intersection, respectively. The City's commitment to this provision is a material inducement for Langer's agreement to complete the various public improvements set forth in this Agreement.

For the purpose of determining the number of weekday trips generated by all commercial land uses in Phases 4, 6, 7, and 8 of the PUD, the land use

category "Shopping Center" from ITE Trip Generation, 7th Edition, shall be applied to the Washington County TDT Ordinance for the calculations of the Washington County TDT.

2. Transportation SDC's.

The City shall calculate and assess the Project with SDC's and credits for SDC's, pursuant to the City's Municipal Code, as it may be amended from time to time, and subject to any resolutions adopted by the City implementing same.

For the purpose of determining the number of weekday trips generated by all commercial land uses in Phases 4, 6, 7, and 8 of the PUD, the land use category "Shopping Center" from ITE Trip Generation, 7th Edition, shall be applied to the City's SDC ordinance for the calculations of the City's SDC's.

3. Credits.

a. Langer shall be entitled to seek SDC credits from the City and TDT credits from Washington County for all qualifying improvements and right-of-way dedications made by Langer, subject to the then applicable provisions of Oregon law and applicable ordinances. To the extent allowed by law, the City shall apportion SDC and TDT charges in the manner that maximizes the beneficial use of any resulting credits for Langer. In the event the City amends its SDC ordinance to eliminate the Transportation SDC prior to Langer's redemption of otherwise valid SDC credits, the City shall exercise good faith and best efforts to provide Langer a financial benefit in an amount equal to the value of any unredeemed credits in a manner consistent with applicable law, provided the City is not obligated to ensure such benefit or other return on the unredeemed credits.

b. The City hereby determines that, for purposes of qualifying for and administering SDC and TDT credits, Langer's construction of public improvements and dedication of right-of-way to the City pursuant to this Agreement are existing condition(s) of approval of the PUD, as it has been modified by the Minor Change approved in 2007.

4. Highway 99W Capacity Allocation Program. For purposes of calculating whether the trips associated with the regulated activities in Phases 6, 7, and 8 of the PUD exceed the trip limit of ZCDC 6.306.D.4, the City shall aggregate the trips and acreage of all such phases. As a result, the trips associated with the regulated activities of a single phase may exceed the trip limit that would otherwise apply if that phase were calculated individually, provided that the trips associated with all regulated activities for Phases 6, 7, and 8 do not exceed the trip limit in the aggregate. At each phase of development of the PUD, the number of reserve trips for the remaining phases will be identified in the applicable Trip Allocation Certificate.

I. TERMS AND CONDITIONS

1. Further Assurances. Each party shall execute and deliver any and all additional papers, documents and other assurances, and shall do any and all acts and things reasonably necessary in connection with the performance of its obligations hereunder in good faith, to carry out the intent of the parties hereto.

2. Modification of Amendment. No amendment, change or modification of this Agreement shall be valid, unless in writing and signed by the parties hereto.

3. Relationship. Nothing herein shall be construed to create an agency relationship or a partnership or joint venture between the parties.

4. Waiver of Default or Condition. In the event a party defaults in the performance of one or more of its obligations under this Agreement or in the event of the failure of a condition precedent to be satisfied under this Agreement, the nondefaulting party or beneficiary of the condition may, in its discretion, waive, as applicable, the default or satisfaction of condition hereunder and rescind any consequence of such default or failure of a condition, and in case of any such waiver or rescission, the parties shall be restored to their former positions and rights hereunder respectively, but no such waiver or rescission shall extend to or affect any subsequent or other default or condition precedent, or impair any right consequent thereon. No such waiver or rescission shall be in effect unless the same is in writing and signed by the nondefaulting party.

5. Burden and Benefit; Assignment. The covenants and agreements contained herein shall be binding upon and inure to the benefit of the parties and their successors and assigns and shall run with the land. Neither party may assign this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld, conditioned or delayed.

6. Applicable Law. This Agreement shall be interpreted under the laws of the State of Oregon.

7. Notices. All notices, demands, consents, approvals and other communications which are required or desired to be given by either party to the other hereunder shall be in writing and shall be faxed, hand delivered, or sent by overnight courier or United States mail at its address set forth below, or at such other address as such party shall have last designated by notice to the other. Notices, demands, consents, approvals, and other communications shall be deemed given when delivered, three days after mailing by United States Mail or upon receipt if sent by courier; provided, however, that if any such notice or other communication shall also be sent by telecopy or fax machines,

such notice shall be deemed given at the time and on the date of machine transmittal.

8. Merger. This Agreement contains the entire agreement among the parties hereto with respect to the subject matter hereof and cannot be amended or supplemented except by a written agreement signed by all parties.

9. Rights Cumulative. All rights, remedies, powers and privileges conferred under this Agreement on the parties shall be cumulative of and in addition to, but not restrictive of or in lien of, those conferred by law.

10. No Third Party Beneficiaries. None of the duties and obligations of any party under this Agreement shall in any way or in any manner be deemed to create any rights in, any person or entity other than the parties hereto.

11. Force Majeure. The parties shall use reasonable diligence to accomplish the purpose of this Agreement but shall not be liable to each other, or their successors or assigns, for damages, costs, attorneys' fees (including costs or attorneys' fees on appeal) for breach of contract, or otherwise for failure, suspension, diminution, or other variations of services occasioned by any cause beyond the control and without the fault of the parties. Such causes may include but shall not be limited to acts of God, acts of terrorism or the public enemy, acts of other governments (including regulatory entities or courts) in their sovereign or contractual capacity, fires, floods, epidemics, quarantines, restrictions, strikes, or failure or breakdown of transmission or other facilities ("Force Majeure"). If any party is delayed, hindered, or prevented in or from performing its respective obligations under this Agreement by any occurrence or event of Force Majeure, then the period for such performance shall be extended for that period that such performance is delayed, hindered, or prevented.

12. Mediation. Should the parties arrive at an impasse regarding any of the provisions of this Agreement, the parties agree to submit to the dispute to mediation prior to the commencement of litigation. The mediator shall be an individual mutually acceptable to both parties, but in the absence of agreement, either party may apply to the Presiding Judge, Washington County Circuit for appointment of a mediator. Each party shall share equally in the fees and costs of the mediator. Each party shall be responsible for its own attorneys fees and other expert fees. Mediation shall be at Portland, Oregon unless the parties agree otherwise. Both parties agree to exercise their best effort in good faith to resolve all disputes in mediation. Participation in mediation is a mandatory requirement of both the City and Langer and failure to comply with this requirement is a material breach of this Agreement. The schedule and time allowed for mediation will be mutually acceptable. If the dispute is not resolved by mediation, either party may file a lawsuit to resolve the dispute in a court with proper jurisdiction located in Washington County,

Oregon. Any trial shall be to the court without a jury. In the event of any such mediation or litigation, each party shall bear its own attorneys' fees and costs.

13. Conditions Precedent to Langer's Performance. Langer's commitments set forth in this Agreement are conditioned entirely upon the City's performance of all of its commitments that are precedent to the City's commitments under and in accordance with this Agreement, and the City's timely issuance of a PUD modification for the subject property.

14. Conditions Precedent to City's Performance. City's commitments set forth in this Agreement are conditioned entirely upon Langer's performance of all of its commitments that are precedent to the City's commitments under and in accordance with this Agreement.

15. Nature of Agreement. The City hereby confirms that it has approved and executed this Agreement pursuant to its governing charter and not pursuant to ORS 94.504 *et seq.*, and does further confirm that this Agreement does not constitute or concern the adoption, amendment, or application of the Statewide Planning Goals, a comprehensive plan provision, or a land use regulation, the City and Langer acknowledging and agreeing that any and all land use approvals required for the PUD are to be obtained (or have been obtained) in due course on another date in accordance with all applicable laws and regulations.

16. Amendment and Restatement. The Parties intend that this Agreement acts as a full and amended restatement of the original 2008 Agreement. Upon this Amended and Restated Agreement taking effect, the original 2008 Agreement shall no further force or effect.

17. Duration. This Agreement expires not later than January 1, 2015; provided, however, the expiration date of this Agreement shall be automatically extended to January 1, 2017 in the event that on January 1, 2015, Langer is not in material default of any provisions of this Agreement, has substantially built out Phase 7, and has obtained a certificate of occupancy for at least one (1) structure in Phase 6.

IN WITNESS WHEREOF,

For the City of Sherwood:

James A. Patterson
City Manager
Sherwood, Oregon 97140

Jim Patterson, City Manager

Date: 8/3/2010

For Langer:

Pamela and Clarence Langer, as to Phase 4:

By: Clarence Langer Jr.

Print Name: CLARENCE LANGER Jr.

Date: 8-6-10

By: Pamela A Langer

Print Name: Pamela A. Langer

Date: August 6, 2010

Langer Family, LLC, as to remainder of PUD:

By: Clarence Langer Jr.

Print Name: CLARENCE LANGER Jr.

Title: Manager

Date: 8-6-10

City of Sherwood Oregon

Home of the Tualatin River National Wildlife Refuge

SHERWOOD COMPREHENSIVE PLAN PART 3

ZONING & COMMUNITY DEVELOPMENT CODE

Prepared by
City of Sherwood, Oregon
20 NW Washington
Sherwood, OR 97140
(503) 625-5522

February 28, 1995

2.109 GENERAL COMMERCIAL (GC)

2.109.01 Purpose

The GC zoning district provides for wholesale and commercial uses which require larger parcels of land, and or uses which involve products or activities which require special attention to environmental impacts as per Chapter 8.

2.109.02 Permitted Uses

The following uses are permitted outright, provided such uses meet the applicable environmental performance standards contained in Chapter 8:

A. Professional services, including but not limited to financial, medical and dental, social services, real estate, legal, artistic, and similar uses.

B. General retail trade, including bakeries where product distribution is limited to retailing on the premises only.

C. Personal and business services, including day cares, preschools, and kindergartens.

D. Postal substations when located entirely within and incidental to a use permitted outright.

E. Temporary uses, including but not limited to portable construction offices and real estate sales offices, subject to Section 4.500.

F. Farm and garden supply stores, and retail plant nurseries, but excluding wholesale plant nurseries, and commercial farm equipment and vehicle sales which are prohibited.

G. Agricultural uses such as truck farming and horticulture, excluding commercial buildings and structures, or the raising of animals other than household pets.

H. Commercial trade schools.

I. Motion picture and live theaters, but excluding drive-ins which are prohibited.

J. Restaurants, taverns, and lounges.

K. Automotive and other appliance and equipment parts sales, but excluding junkyards and salvage yards which are prohibited.

L. Blueprinting, printing, publishing, or other reproduction services.

M. Automobile, recreational vehicle, motorcycle, truck, manufactured home, boat, farm, and other equipment sales, parts sales, repairs, rentals or service.

N. Wholesale trade, warehousing, commercial storage and mini-warehousing, except as prohibited in Sections 2.110.04E and 2.111.04E.

O. Limited manufacturing, including only: beverage bottling plants, commercial bakeries, machine shops, and handicraft manufacturing.

P. Building material sales, lumberyards, contractors storage and equipment yards, building maintenance services, and similar uses.

Q. Veterinarian offices and animal hospitals.

R. Agricultural uses including but not limited to farming, and wholesale and retail plant nurseries, with customarily associated commercial buildings and structures permitted.

S. Medical, dental, and similar laboratories.

T. Truck and bus yards and terminals.

U. Adult entertainment businesses, subject to Section 2.208.

2.109.03 Conditional Uses

The following uses are permitted as conditional uses, provided such uses meet the applicable environmental performance standards contained in Chapter 8, and are approved in accordance with Section 4.300:

A. Special care facilities, including but not limited to hospitals, sanitariums, convalescent homes, correctional institutions, and residential care facilities.

B. Radio, television, and similar communication stations, including transmitters.

C. Churches and parsonages.

D. Cemeteries and crematory mausoleums.

E. Public and private utility buildings, including but not limited to telephone exchanges, electric substation, gas regulator stations, treatment plants, water wells, and public works yards.

F. Government offices, including but not limited to administrative office, post offices, and police and fire stations.

G. Public use buildings including but not limited to libraries, museums, community centers and senior centers.

H. Private lodges, fraternal organizations, country clubs, sports and racquet clubs, and other similar clubs, but excluding golf courses which are prohibited.

I. Motels or hotels.

J. Residential apartments when located on the upper floors, in the rear of, or otherwise clearly secondary to a commercial building.

K. Public recreational facilities, including but not limited to parks, playfields, and sports and racquet courts, but excluding golf courses which are prohibited.

L. Public and private schools providing education at the elementary school level or higher.

M. Any incidental business, service, process, storage or display, not otherwise permitted by Section 2.109, that is essential to and customarily associated with any use permitted outright.

2.109.04 Prohibited Uses

The following uses are expressly prohibited:

A. Junkyards and salvage yards.

B. Industrial and manufacturing uses, except as specifically permitted by Sections 2.109.02 and 2.109.03.

C. Any other prohibited use noted in Section 2.109.03.

2.109.05 Dimensional Standards

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or

requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Section 4.400.

A. Lot Dimensions

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

1. Lot area: 10,000 square feet

2. Lot width at front property line: 70 feet

3. Lot width at building line: 70 feet

B. Setbacks

Except as otherwise provided, required minimum setbacks shall be:

1. Front yard: None, unless the lot abuts a residential zone, then the front yard shall be that required in the residential zone.

2. Side yards: None, unless abutting a residential zone or public park property, then there shall be a minimum of twenty (20) feet.

3. Rear yard: None, unless abutting a residential zone, then there shall be a minimum of twenty (20) feet.

4. Existing residential uses shall maintain setbacks specified in Section 2.105.04.

C. Height

Except as otherwise provided, the maximum height of structures shall be fifty (50) feet, except structures within one hundred (100) feet of a residential zone shall be limited to the height requirements of that residential area. Structures over fifty (50) feet in height may be permitted as conditional uses, subject to Section 4.300.

2.109.06 Community Design

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, see Chapters 5, 8 and 9.

2.109.07 Flood Plain

Except as otherwise provided, Section 8.202 shall apply.

2.110 LIGHT INDUSTRIAL (LI)

2.110.01 Purpose

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

2.110.02 Permitted Uses

The following uses are permitted outright, provided such uses meet the applicable environmental performance standards contained in Chapter 8.

A. Veterinarians offices and animal hospitals.

B. Contractor's offices, and other offices associated with a use permitted in the LI zone.

C. Public and private utilities including but not limited to telephone exchanges, electric substations, gas regulator stations, sewage treatment plants, water wells and public works yards.

D. Glass installation and sales.

E. Government offices, including but not limited to postal stations, administrative offices, police and fire stations.

F. Automobile, boat, trailer, and recreational vehicle storage.

G. Laboratories for testing and medical, dental, photographic, or motion picture processing, except as prohibited by Section 2.110.04E.

H. Industrial hand tool and supply sales, primarily wholesaled to other industrial firms or industrial workers.

I. Other similar light industrial uses subject to Section 4.600.

J. Uses permitted outright in the GC zone, Section 2.109.02, except for adult entertainment businesses which are prohibited.

K. Dwelling unit for one (1) security person employed on the premises, and their immediate family.

L. PUDs, subject to the provisions of Section 2.202.

M. Temporary uses, including but not limited to construction and real estate sales offices, subject to Section 4.500.

2.110.03 Conditional Uses

The following uses are permitted as Conditional Uses provided such uses meet the applicable environmental performance standards contained in Chapter 8 and are approved in accordance with Section 4.300:

A. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesaling, warehousing or storage of the following articles or products:

1. Food products, including but not limited to candy, dairy products, beverages, coffee, canned goods and baked goods, and meat and poultry, except as prohibited by Section 2.110.03.

2. Appliances, including but not limited to, refrigerators, freezers, washing machines, dryers; small electronic motors and generators; heating and cooling equipment; lawn mowers, rototillers, and chain saws; vending machines; and similar products and associated small parts.

3. Cosmetics, drugs, pharmaceutical, toiletries, chemicals and similar products, except as prohibited by Section 2.110.04.

4. Electrical, radio, television, optical, scientific, hearing aids, electronic, computer, communications and similar instruments, components, appliances and systems, and similar products and associated small parts.

5. Building components and household fixtures, including but not limited to furniture, cabinets, and upholstery; ladders; mattresses, doors and windows; signs and display structures; and similar products and associated small parts.

6. Recreational vehicles and equipment, including but not limited to bicycles, recreational watercraft, exercise equipment, and similar products and

associated small parts, but excluding motorized equipment unless otherwise permitted by Section 2.110.02 or 2.110.03.

7. Musical instruments, toys and novelties.

8. Pottery and ceramics, limited to products using previously pulverized clay.

9. Textiles and fiber products.

10. Other small products and tools manufactured from previously prepared or semi-finished materials, including but not limited to bone, fur, leather, feathers, textiles, plastics, glass, wood products, metals, tobacco, rubber, and precious or semi-precious stones.

B. Laundry, dry cleaning, dyeing or rug cleaning plants.

C. Light metal fabrication, machining, welding and electroplating and casting or molding of semi-finished or finished metals.

D. Offices associated with a use conditionally permitted in the LI Zone.

E. Sawmills.

2.110.04 Prohibited Uses

The following uses are expressly prohibited:

A. Adult Entertainment Businesses.

B. Any use permitted or conditionally permitted under Section 2.111 that is not specifically listed in this Section, and any use listed in Section 2.111.04.

C. Auto wrecking and junk or salvage yards.

D. Distillation of oil, coal, wood or tar compounds and the creosote treatment of any products.

E. Manufacture, compounding, processing, assembling, packaging, treatment, fabrication, wholesale, warehousing, or storage of the following products of substances, except for any incidental business, service, process, storage, or display that is essential to and customarily associated, in the City's determination, with any otherwise permitted or conditionally permitted use:

1. Abrasives, acids, disinfectants, dyes and paints, bleaching powder and soaps and similar products.

2. Ammonia, chlorine, sodium compounds, toxics, and similar chemicals.

3. Celluloid or pyroxylin.

4. Cement, lime, gypsum, plaster of Paris, clay, creosote, coal and coke, tar and tar-based roofing and waterproofing materials and similar substances.

5. Explosives and radioactive materials.

6. Fertilizer, herbicides and insect poison.

F. Metal rolling and extraction mills, forge plants, smelters and blast furnaces.

G. Pulp mills and paper mills.

H. Slaughter of livestock or poultry, the manufacture of animal by-products or fat rendering.

I. Leather tanneries.

J. General purpose solid waste landfills, incinerators, and other solid waste facilities.

2.110.05 Dimensional Standards

No lot area, setback, yard, landscaped area, open space, off-street parking or loading area, or other site dimension or requirement, existing on, or after, the effective date of this Code shall be reduced below the minimum required by this Code. Nor shall the conveyance of any portion of a lot, for other than a public use or right-of-way, leave a lot or structure on the remainder of said lot with less than minimum Code dimensions, area, setbacks or other requirements, except as permitted by Section 4.400.

A. Lot Dimensions

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

1. Lot area: 10,000 sq. feet

2. Lot width at front property line: 100 feet

3. Lot width at building line: 100 feet

B. Setbacks

Except as otherwise provided, required minimum setbacks shall be:

1. Front yard: Twenty (20) feet, except when abutting a residential zone or public park, then there shall be a minimum of forty (40) feet.

2. Side yards: None, except when abutting a residential zone, then there shall be a minimum of forty (40) feet.

3. Rear yard: None, except when abutting a residential zone, then there shall be a minimum of forty (40) feet.

4. Corner lots: Twenty (20) feet on any side facing a street, except when abutting a residential zone, then there shall be a minimum of forty (40) feet.

C. Height

Except as otherwise provided, the maximum height shall be fifty (50) feet, except that structures within one hundred (100) feet of a residential zone shall be limited to the height requirements of the residential zone.

2.110.06 Community Design

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, see Chapters 5, 8 and 9.

2.110.07 Flood Plain

Except as otherwise provided, Section 8.202 shall apply.

Exhibit I: Pre-Application Conference Documentation

Pre-Application Conference Notes

File # PAC 2021-015 Chestnut Inn & Storage
Meeting Date – January 6, 2022
Staff Contact - Eric Rutledge
rutledgee@sherwoodoregon.gov
503-625-4242

Type IV Site Plan / Type IV Major Modification / Type III Conditional Use Permit / Type I Property Line Adjustment

The pre-application conference and notes cannot cover all code requirements and aspects that apply to the proposal. Failure of staff to provide information required by the code does not constitute a waiver of the applicable standards or requirements. It is recommended that a prospective applicant obtain and read the Zoning and Community Development Code and/or ask any questions of City staff relative to code requirements prior to submitting an application.

PROJECT SUMMARY

Proposed Project Name:	Chestnut Inn and Storage
Proposal Description:	The applicant is proposing a new 100-room hotel and 75,000 SF storage building on Lots 1 and 2 of the Parkway Village South subdivision. The property is zoned Light Industrial PUD and is identified as Phase 8 of the Langer Planned Unit Development. Access to the development is proposed from existing driveways along SW Century Dr. and SW Langer Farms Parkway.
Applicant:	Langer Parkway South, LLC 28185 SW Heater Rd. Sherwood, OR 97140
Property Owner:	Same as above
Site Address:	No site address
Tax Lot ID:	2S129DC01100 (Lot 1) and 2S129DC01200 (Lot 2)
Land Use Designation:	Light Industrial PUD

APPLICATION TYPE, TIMELINE & FEES

Full details on application type, noticing, and public hearing procedures listed under SZCDC § 16.72

Application Type and Hearing Authority

Type IV Site Plan Review and Major Modification

- The Type IV Hearing Authority is Planning Commission and the Appeal Authority is City Council
- All applications, including the Type III Conditional Use Permit and Type I PLA can be reviewed concurrently under the Type IV procedures

Estimated Approval Timeline

- 30 day completeness review
- 30-45 days for public hearing date after application is deemed complete
- 14 day appeal period for all land use decisions

Land Use Fees

Fees as of July 1, 2021. Please confirm fees with staff prior to submittal as fee schedule is revised annually. Engineering plan review, building permit, and SDC fees separate.

- Type IV Site Plan Review (storage) $6,843.14
  Additional $102 for every 10,000 SF over the first 15,000 SF
- Type IV Major Modification to Approved Site Plan (hotel) $2,667.12
- Type IV Publication and Distribution Notice $466
- Type III Conditional Use Permit (w/ concurrent app) $2,278.52
- Type I Final Site Plan Review $713.13
- Type I Property Line Adjustment $817.23

APPLICATION SUBMITTAL REQUIREMENTS

See attached Land Use Application form and Site Plan Review Checklist. A Neighborhood Meeting is required prior to submitting a Type IV land use application.

The following items require review by outside agencies prior to submittal to the City of Sherwood and are completeness items:

- Clean Water Service SPL
- Tualatin Valley Fire & Rescue SPL

Note: Applicants are encouraged to submit 4 full and reduced size paper copies and one electronic copy for completeness review. The full number of paper copies and one updated electronic copy will be required after the application is deemed complete

SUMMARY OF APPLICABLE CODE CRITERIA (SZCDC Title 16)

*These sections **must** be addressed in the narrative submitted with the land use application*

Division II. - LAND USE AND DEVELOPMENT		**Division VI. - PUBLIC INFRASTRUCTURE**	
Chapter 16.12 - RESIDENTIAL LAND USE DISTRICTS		Chapter 16.104 - GENERAL PROVISIONS	
Chapter 16.22 - COMMERCIAL LAND USE DISTRICTS	X	Chapter 16.106 - TRANSPORTATION FACILITIES	X
Chapter 16.31 - INDUSTRIAL LAND USE DISTRICTS	X	Chapter 16.108 - IMPROVEMENT PLAN REVIEW	X
Chapter 16.36 - INSTITUTIONAL AND PUBLIC (IP) LAND USE DISTRICT		Chapter 16.110 - SANITARY SEWERS	X
Chapter 16.38 - SPECIAL USES		Chapter 16.112 - WATER SUPPLY	X
Chapter 16.40 - PLANNED UNIT DEVELOPMENT (PUD)	X	Chapter 16.114 - STORM WATER	X
Chapter 16.42 - HOME OCCUPATIONS		Chapter 16.116 - FIRE PROTECTION	X
Chapter 16.44 - TOWNHOMES		Chapter 16.118 - PUBLIC AND PRIVATE UTILITIES	X
Chapter 16.46 - MANUFACTURED HOMES			
Chapter 16.48 - NON-CONFORMING USES		**Division VII. - LAND DIVISIONS, SUBDIVISIONS, PARTITIONS, LOT LINE ADJUSTMENTS AND MODIFICATIONS**	
Chapter 16.50 - ACCESSORY STRUCTURES, ARCHITECTURAL FEATURES AND DECKS		Chapter 16.120 - SUBDIVISIONS	
Chapter 16.52 - ACCESSORY DWELLING UNITS		Chapter 16.122 - LAND PARTITIONS	
Chapter 16.54 - ADULT ENTERTAINMENT		Chapter 16.124 - PROPERTY LINE ADJUSTMENTS AND LOT CONSOLIDATIONS	X
Chapter 16.56 - OTHER LAND USE ACTIONS		Chapter 16.126 - REPLATTING, LOT CONSOLIDATIONS AND VACATION OF PLATS	
Chapter 16.58 - CLEAR VISION AND FENCE STANDARDS	X	Chapter 16.128 - LAND DIVISION DESIGN STANDARDS	
Chapter 16.60 - YARD REQUIREMENTS			
Chapter 16.62 - CHIMNEYS, SPIRES, ANTENNAS, AND SIMILAR STRUCTURES		**Division VIII. - ENVIRONMENTAL RESOURCES**	
Chapter 16.64 - DUAL USE OF REQUIRED SPACE		Chapter 16.134 - FLOODPLAIN (FP) OVERLAY	
Chapter 16.66 - TRANSPORTATION FACILITIES AND IMPROVEMENTS		Chapter 16.136 - PROCEDURES	
Chapter 16.68 - INFILL DEVELOPMENT STANDARDS		Chapter 16.138 - MINERAL RESOURCES	
		Chapter 16.140 - SOLID WASTE	
Division III. - ADMINISTRATIVE PROCEDURES		Chapter 16.142 - PARKS, TREES AND OPEN SPACES	X
Chapter 16.70 - GENERAL PROVISIONS		Chapter 16.144 - WETLAND, HABITAT AND NATURAL AREAS	
Chapter 16.72 - PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS	X	Chapter 16.146 - NOISE	X
Chapter 16.76 - APPEALS		Chapter 16.148 - VIBRATIONS	X
		Chapter 16.150 - AIR QUALITY	X
Division IV. - PLANNING PROCEDURES		Chapter 16.152 - ODORS	X
Chapter 16.80 - PLAN AMENDMENTS		Chapter 16.154 - HEAT AND GLARE	X
Chapter 16.82 - CONDITIONAL USES	X	Chapter 16.156 - ENERGY CONSERVATION	X
Chapter 16.84 - VARIANCES			
Chapter 16.86 - TEMPORARY USES		**Division IX. - HISTORIC RESOURCES**	
Chapter 16.88 - INTERPRETATION OF SIMILAR USES		Chapter 16.160 - SPECIAL RESOURCE ZONES	
		Chapter 16.162 - OLD TOWN (OT) OVERLAY DISTRICT	
Division V. - COMMUNITY DESIGN		Chapter 16.164 - LANDMARK REVIEW	
Chapter 16.90 - SITE PLANNING	X	Chapter 16.166 - LANDMARK DESIGNATION	
Chapter 16.92 - LANDSCAPING	X	Chapter 16.168 - LANDMARK ALTERATION 16.168.010 - PROCEDURES	
Chapter 16.94 - OFF-STREET PARKING AND LOADING	X	16.168.020 - ALTERATION STANDARDS	
Chapter 16.96 - ON-SITE CIRCULATION	X	16.168.030 - VARIANCES TO ALTERATION STANDARDS	
Chapter 16.98 - ON-SITE STORAGE	X		
Chapter 16.100 - PERMANENT SIGNS			
Chapter 16.102 - TEMPORARY, PORTABLE AND BANNER SIGNS			

STAFF COMMENTS ON APPLICABLE CRITERIA AND GENERAL REQUIREMENTS

The following comments are based on staff's review of the information provided on the pre-application form and accompanying attachments.

Summary of important issues / information:

Required Land Use Permits

- Type IV Site Plan Review (Lot 1, storage)
- Type IV Major Modification to Approved Site Plan (Lot 2, hotel)
    - An increase in the floor area or height proposed for non-residential use by more than ten (10) percent requires a Major Modification.
- Type III Conditional Use Permit (Lot 2, hotel)
- Type I Property Line Adjustment
- Type I Final Site Plan Review

Zoning & Proposed Land Uses

- The proposed self-storage use is not permitted in the LI zone under the current development code; however, "mini-warehousing" was a permitted use on the site in 2012 when the parent parcel was created by subdivision (Case File SUB 12-012). Mini-warehousing or "self-storage" is therefore a permitted use on the site until August 28, 2022 pursuant to ORS 92.040.
    - To avoid the risk of an appeal on the timing of the 10-year vesting period, the applicant is encouraged to obtain a final local decision on the application before August 28, 2022, the expiration date of the 10-year vesting period under ORS 92.040.
- The proposed hotel use is permitted as a Conditional Use in the current LI zone (when located within ¼ mile of a Retail Commercial / General Commercial zone) and was permitted as a Conditional Use on the site in 2012 when the parent parcel was created by subdivision (Case File SUB 12-012).
    - The application shall indicate which code the use is proposed under. Staff recommends applying for the use under the current LI zoning district to avoid any issues with the vesting timeline and findings.

Major Modification Site Plan Review

- Lot 2 received Site Plan approval in 2017 (SP 17-01) and Minor Modification approval in 2018 (MMSP 18-08). The proposed hotel represents an increase in floor area and height by more than 10% and Major Modification approval is required.
- Please address SZCDC § 16.90.030 in the narrative

Development Standards

Development Standards	LI Zone
Lot area - industrial uses:	10,000 SF
Lot area - commercial uses (subject to Section 16.31.050):	10,000 SF
Lot width at front property line:	100 feet
Lot width at building line:	100 feet
Front yard setback[11]	20 ft.
Side yard setback[10]	None
Rear yard setback[11]	None
Corner lot street side[11]	20 ft.
Height[11]	50 feet

[10] When a yard is abutting a residential zone or public park, there shall be a minimum setback of forty (40) feet provided for properties zoned Employment Industrial and Light Industrial zones, and a minimum setback of fifty (50) feet provided for properties zoned General Industrial.
[11] Structures located within one hundred (100) feet of a residential zone shall be limited to the height requirements of that residential zone.

Site and Building Design Standards

- The proposed storage use is classified as "industrial" and is located along a collector street. Portions of the development visible from SW Century Dr. and within 200 ft. of the street are required to meet the design standards in SZCDC § 16.90.020(D)(7).

- The proposed hotel use is classified as "commercial" and is required to meet the design standards in SZCDC § 16.90.020(D)(6).
    - If the hotel use is proposed under the current LI zoning district, SZCDC 16.31.040 applies. The hotel shall provide a minimum of 200 square feet of interior floor area for conference and/or meeting rooms, exclusive of dining, breakfast and lobby areas.

- Both proposed developments are required to meet the applicable Community Design Standards in SZCDC Division V and the design standards of the 1995 PUD.

Landscaping

- A 10 ft. wide landscaped visual corridor is required on private property along the SW Century Dr. frontage.
- Commercial and industrial developments require 30% tree canopy over the development site. Specific tree canopy calculations apply. See SZCDC § 16.142.070(D).
- 45 SF of parking area landscaping is required per stall. Industrial land uses require one (1) landscaped island for every twelve (12) contiguous stalls, commercial uses require one (1) landscaped island for every ten (10) contiguous stalls. Specific planting requirements are listed under SZCDC § 16.92.030(B)(4)

Parking, Loading, and Maneuvering Areas

- Hotel uses require a minimum of 1 stall per room with no maximum.
- Parking requirements for self-storage or mini-storage are not provided in the development code. The applicant can propose a parking ratio for the self-storage use based on floor area or units, to be approved by Planning Commission.
- All uses shall provide adequate parking to meet the minimum code requirement on their own lot, unless a shared parking agreement is executed. Please submit any existing or proposed shared parking agreement and/or CC&Rs with the application.
- Parking layout and dimensional standards are listed under SZCDC § 16.94.020(B). 25% of the required stalls can be compact.
- Any area to be used for the maneuvering of delivery vehicles and the unloading or loading of materials shall be separated from designated off-street parking areas and designed to prevent the encroachment of delivery vehicles onto off-street parking areas or public streets.
- Partition Plat 2017-019 contains a private 30 ft. wide access easement between SW Langer Farms Pkwy. and Lot 2. An access easement between SW Langer Farms Parkway / SW Century Dr. and Lot 1 is not shown on the plat. An access easement between Lot 1 and the driveways providing access to both public streets is required.

Pedestrian Circulation

- An on-site pedestrian circulation system is required. The system “shall extend from the ground floor entrances or the ground floor landing of stairs, ramps or elevators to the public sidewalk or curb of the public street which provides required ingress and egress”.
    - The pathway system shall also connect all building entrances to one another and to parking and storage areas.
    - The minimum width of the pedestrian pathways is 6 ft. for “primary” pathways which connect directly to a public street and 4 ft. for “secondary” pathways.
    - See SZCDC § 16.96 for full on-site circulation requirements.
- An easement or other shared use agreement (CC&Rs) is required for the proposed sky bridge connecting Lots 2 and 3.

On-Site Storage

- Solid waste and recycling storage areas shall be screened by a six (6) foot tall sight-

obscuring fence or masonry wall and be easily accessible to collection vehicles. See Pride Disposal standards attached.

- Outdoor material storage - All service, repair, storage, and merchandise display activities carried on in connection with any commercial or industrial activity, and not conducted within an enclosed building, shall be screened from the view of all adjacent properties and adjacent streets by a six (6) foot to eight (8) foot high, sight obscuring fence subject to chapter 16.58.020.

Environmental

- Environmental resources located near the property were identified and protected as part the Langer Farms Subdivision (2012). A wetland and habitat buffer are located on Tract A to the south of Lots 1 and 2. Tract A is owned and maintained by the City.

Utilities, Transportation, and Public Improvements

- Utilities, Stormwater, Transportation, and Public Improvement Requirements – please refer to the City of Sherwood Engineering Comments (attached)

AGENCY COMMENTS

City of Sherwood Engineering Comments
Please refer to the attached City of Sherwood Engineering comments from Craig Christensen, P.E. For questions contact christensenc@sherwoodoregon.gov / 503-925-2301

City of Sherwood Building Division
No written comments provided. Please contact Scott McKie, Building Official, with building code questions at mckies@sherwoodoregon.gov / 503-625-4217

Tualatin Valley Fire & Rescue Comments
No written comments provided. Please Contact Ty Darby at ty.darby@tvfr.com / 503-259-1409

TVF&R Service Provider Letter link: https://www.tvfr.com/399/Service-Provider-Permit

APPLICANT QUESTIONS

Applicant Questions
1. Please confirm that self-storage is a permitted use of the property (Lot 1 of South Parkway Village) by way of the 1995 Langer PUD, the 2010 Amended and Restated Development Agreement, and the Langer Farms Subdivision Plat.

Response: The proposed land use of self-storage is not permitted in the LI zone under the current development code; however, "mini-warehousing" was a permitted use on the site in 2012 when the parent property was created by subdivision (Case File SUB 12-012). Mini-warehousing or "self-storage" is therefore a permitted use on the site until August 28, 2022 pursuant to ORS 92.040.

To avoid the risk of an appeal on the timing of the 10-year vesting period, the applicant is encouraged to obtain a final local decision on the application before August 28, 2022, the expiration date of the 10-year vesting period under ORS 92.040.

The 1995 PUD requirements and conditions of approval still apply to the site; however, the 2010 Development Agreement has expired and does not apply to the application or development site.

2. The City has granted Final Site Plan approval for South Parkway Village (City File No.'s SP 17-01 and MMSP 18-08) including a planned day care facility on Lot 2. The City has also determined that sufficient construction has been completed for South Parkway Village such that the project is vested and permitted to proceed. Due to market changes that have occurred since the final site plan was approved, the property owner would like to discuss a different potential land use/site plan for Lot 2 (a hotel). A hotel would be considered a permitted use on Lot 2 of South Parkway Village similar to self-storage being a permitted use on Lot 1, as described above. Regardless of any potential update/change to this portion of South Parkway Village (Lot 2), the approval/vesting status for the rest of the project remains intact is not planned to be abandoned. Please confirm if this is acceptable to City staff and provide relevant comments.

Response: Hotel and motels require a Conditional Use Permit in the LI zone under the current development code. Hotels and motels were also permitted as a Conditional Use on the site in 2012 when the parent property was created by subdivision (Case File SUB 12-012). Therefore hotels and motels are permitted on the site with a Conditional Use permit. Staff recommends applying for the hotel use under the current LI code to avoid any issues with the vesting deadline.

The Planning Dept. is confirming the question above regarding the vesting status of the remainder of the site.

3. Please discuss the visual corridor requirements and their applicability to this project.

Response: A 10 ft. wide visual corridor is required on private property within the front setback along SW Century Dr. Trees shall be located outside of the 8 ft. wide PUE. Shrubs and groundcover are acceptable within the PUE.

4. Please confirm the applicability of the commercial/industrial design matrices.

Response: Mini-storage is required to meet the industrial design standards in SZCDC § 16.90.020(D)(7). The hotel is required to comply with the commercial design standards in

SZCDC § 16.90.020(D)(6). Both buildings are required to comply with the design standards of the 1995 PUD.

5. Please confirm the applicable minimum building setbacks and how they will be applied to the new buildings shown on the Preliminary Site Plan.

Response: The mini-storage building is industrial and is required to comply with the current Light Industrial zone setback standards, including 20 ft. setback along SW Century Dr. The hotel is commercial and is required to comply with the Light Industrial zone setback unless located along the street frontage. If located on the street frontage, previous land use decisions have established a 10 ft. setback along SW Century Dr. to accommodate the 10 ft. visual corridor. No additional front setback would be required.

6. Please confirm the maximum floor area ratio and/or lot coverage requirements, if any.

Response: There are no minimum or maximum FARs that apply to the project. Setback, height, and other development standards for the LI zone apply.

7. SZCDC Section 16.94.020 states a hotel requires a minimum of 1 vehicle parking space per room and self-storage is an unlisted use. Please confirm the parking requirements for both planned uses.

Response: Hotels require 1 stall per room. The applicant can propose a parking ratio for self-storage with final approval provided by the Hearing Authority. All uses shall provide adequate parking to meet the minimum code requirement on their own lot, unless a shared parking agreement is executed.

8. Are there any building/planning requirements we should be aware of regarding the skybridge connecting the planned hotel building to the existing Langer's Entertainment Center building, as shown on the Preliminary Site Plan? Please describe any special standards/requirements for the skybridge crossing an existing property line?

Response: In addition to building and fire code requirements, an easement or other shared use agreement (CC&Rs) is required for the proposed sky bridge connecting Lots 2 and 3.

9. Please confirm the landscaping and tree canopy requirements as they relate to this site/each use.

Response: The storage use and site is considered "industrial" for determining landscaping and tree canopy requirements. The hotel use and site is considered "commercial" for determining landscaping and tree canopy requirements. See SZCDC § 16.92 and 16.142 for full landscaping requirements.

10. Please discuss solid waste and recycling storage requirements (i.e., location, screening,

accessibility).

Response: SZCDC 16.98.020 - Solid Waste and Recycling Storage - All uses shall provide solid waste and recycling storage receptacles which are adequately sized to accommodate all solid waste generated on site. All solid waste and recycling storage areas and receptacles shall be located out of public view. Solid waste and recycling receptacles for multi-family, commercial, industrial and institutional uses shall be screened by six (6) foot high sight-obscuring fence or masonry wall and shall be easily accessible to collection vehicles.

In addition, access and design standards from Pride Disposal apply. See attached provider handout.

11. Please let us know if any additional studies or analyses are necessary. Is a transportation impact study (TIS) required for this project?

Response: Yes, a TIA is required for the project. Please refer to the City of Sherwood Engineering comments.

12. Please confirm the planned project may be submitted as a combined or separate Site Plan Review application(s). Additionally, please discuss the anticipated review process and timeline.

Response: The hotel, mini-storage, and lot line adjustment application can be processed concurrently under the City's Type IV land use procedures. See estimated application timeline above.

13. Please discuss all application fees (Land Use, SDCs, TDTs, etc.).

Response: See above for land use fees. Building permit fees can be determined by contacting the Building Dept. See contact info for Karen Abdill below. Engineering fees can be determined by contacting Craig Christensen or Jo Guediri, see contact info below. SDC fees can be determined using the link below.

https://www.sherwoodoregon.gov/engineering/page/system-development-charges-sdc

14. Please discuss any future changes to the SZCDC and/or any other applicable standards, regulations, etc. and what impact those changes may have on this project.

Response: No changes are anticipated to the zoning code that would impact the project.

Street/Transportation/Circulation
15. Please discuss the frontage improvements required along SW Century Drive, if any, and/or confirm the existing improvements (paved road with, street trees, sidewalk, etc.) are adequate per City of Sherwood standards.

Response: Please refer to the attached City of Sherwood Engineering comments.

16. Please confirm the site circulation, drive aisles, and shared parking areas shown on the Preliminary Site Plans are sufficient and meet City standards.

Response: The eastern drive aisle on SW Century Dr. (collector) may be limited to loading / emergency vehicles due to its proximity to another existing driveway to the east.

Lot 1 does not appear to have an access easement for movement between the lot and others in the subdivision or public street driveways. An access easement between Lot 1 and one or more points of access is required.

Each lot is required to meet the minimum parking requirement on their own unless a reduction to parking is approved under SZCDC § 16.94.010(C) and a shared parking agreement is implemented. The shared parking agreement would be required as a Condition of Approval.

Compact stalls at 90° are required to have a 26 ft. wide drive aisle. Regular sized at 90° are required to have a 24 ft. drive aisle. The Site Plan appears to meet the drive aisle requirements if all stalls are standard size (20' x 9'). 3 ft. overhang into an adjacent sidewalk or planter strip is allowed, however, minimum ADA requirements for sidewalks must be maintained with the 3 ft. overhang.

A TVF&R SPL is required to determine fire access requirements. Please contact Ty Darby or obtain a Fire SPL.

17. Please confirm the existing site accesses to SW Century Drive are permitted to remain unchanged.

Response: The eastern drive aisle on SW Century Dr. (collector) may be limited to loading / emergency vehicles due to its proximity to another existing driveway to the east.

18. Please confirm the Fire District does not have any issues with the layout as planned.

Response: A TVF&R SPL is required to determine fire access requirements. Please contact Ty Darby or obtain a Fire SPL.

Public Services/Utilities/Natural Resources
19. Are there any special requirements or considerations for connecting to public services?

Response: Please refer to the attached City of Sherwood Engineering comments.

20. Please confirm if sufficient City water system (pressure and flow) capacity exists to serve the

project site. Please provide any flow test information for the project vicinity.

Response: Please refer to the attached City of Sherwood Engineering comments.

21. Please confirm if sufficient City sanitary sewer capacity exists to serve the project site.

Response: Please refer to the attached City of Sherwood Engineering comments.

22. Please confirm the utilities (depths and sizes) that exist in SW Century Drive. Please provide any available as-builts.

Response: Please refer to the attached City of Sherwood Engineering comments.

23. Please discuss stormwater management requirements (detention or treatment) for the project.

Response: Please refer to the attached City of Sherwood Engineering comments.

Contact Information and Helpful Links

PLANNING DEPARTMENT INFORMATION

Colleen Resch, Planning Technician	reschc@sherwoodoregon.gov / 503-625-4223
Eric Rutledge, Associate Planner	rutledgee@sherwoodoregon.gov / 503-625-4242
Joy Chang, Senior Planner	changj@sherwoodoregon.gov / 503-625-4214

Current Project Page:
https://www.sherwoodoregon.gov/projects?tid=All&field_project_status_value=All&field_project_type_tid=93&keys=&=Apply

Planning Applications and Checklists:
https://www.sherwoodoregon.gov/planning/page/land-use-applications-and-checklists

ENGINEERING DEPARTMENT INFORMATION

Jo Guediri, Engineering Program Associate	guedirij@sherwoodoregon.gov / 503-925-2309
Craig Christensen, Civil Engineer P.E.	christensenc@sherwoodoregon.gov / 503-925-2301
Bob Galati, City Engineer P.E.	galatib@sherwoodoregon.gov / 503-925-2303

FOR WATER FLOW INFORMATION: RICH SATTLER sattlerr@sherwoodoregon.gov

Engineering Department Home Page: https://www.sherwoodoregon.gov/engineering

Permit Process Packet: www.sherwoodoregon.gov/engineering/page/eng-permit-process-packet-forms

System Development Charges (SDC) Information:
https://www.sherwoodoregon.gov/engineering/page/system-development-charges-sdc

BUILDING DEPARTMENT INFORMATION

Karen Abdill, Lead Building Permit Specialist	abdillk@sherwoodoreong.gov / 503-625-4226
Scott McKie, Building Official	mckies@sherwoodoregon.gov / 503-625-4217

Building Department Home Page: https://www.sherwoodoregon.gov/building

Building Permit Forms: https://www.sherwoodoregon.gov/building/page/permit-forms

Engineering Pre-Application Comments

To:	Eric Rutledge, Associate Planner
From:	Craig Christensen, P.E., Engineering Department
Project:	PAC 2021-015 Chestnut Inn
Date:	December 30, 2021

Engineering staff has reviewed the information provided for the above cited project. Final construction plans will need to meet the standards established by the City of Sherwood Engineering Department and Public Works Department, Clean Water Services (CWS) and Tualatin Valley Fire & Rescue in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer
An 8-inch diameter public sanitary sewer main exists along the south and east sides of the subject property within a public easement. There is also an existing 8-inch diameter public sanitary sewer within SW Century Drive along the full length of the subject property.

All properties have access to public sanitary sewer in this area. Therefore no extension of the existing sanitary sewer system is anticipated. The subject development will need to provide sanitary sewer service to the subject property. The subject property shall make use of existing lateral unless otherwise approved.

Water
A 12-inch diameter water main exists within SW Century Drive along the full length of the subject property. This main provides all the needed service within this area. Therefore no extension of the existing water system is anticipated. A backflow assembly will likely be required. If private fire line is desired/needed then appropriate backflow/vault will be required. Contact City of Sherwood Public Works department to obtain a water system flow test. The subject property shall make use of existing water services unless otherwise approved.

Storm Sewer
A 36-inch diameter public storm sewer exists along the east side of the subject property while an 18-inch diameter public storm sewer exists along the south side of the subject property. Both are within public storm sewer easements.

An 18-inch diameter water main exists within SW Century Drive along the full length of the subject property. All properties have access to public storm sewer in this area. Therefore no extension of the existing storm sewer system is anticipated. The subject development will need to provide storm sewer service to the subject property.

A regional water quality facilities was created for the subject property. Confirmation that the facility has enough capacity remaining for the new impervious area proposed will likely be required.

On-site hydro-modification will likely be required in compliance with Clean Water Services (CWS) standards. It may be possible for the existing regional water treatment facility to provide hydro-modification for the subject property. A storm water report in compliance with CWS standards will likely be required.

Transportation

The subject property is bordered by SW Century Drive (Collector) to the north. This subject property is part of the Parkway Village South subdivision. There are 5 driveways that provide access into this subdivision. Two are on SW Langer Farms parkway west of the subdivision and three that are on SW Century Drive north of the subdivision. Both streets are at ultimate buildout. Therefore no public street improvements are anticipated.

Due to its location in relation to the neighboring driveway to the east, the existing eastern driveway is for loading purposes only and is not to be used as an access for a parking lot within Lot 1. The main access to Lot 1 should be through the existing central driveway along SW Century Drive.

A trip analysis of the subject property will likely be required to determine if any of the following conditions exist that would require a Traffic Impact Analysis and also to determine if the new property usage is within the parameters of the original traffic report:

a) Per City Municipal Code Section 16.106.040.K.2 “For all other proposed developments including commercial, industrial or institutional uses with over an estimated 400 ADT, or as otherwise required by the City Engineer, the application must include a traffic impact analysis to determine the number and types of traffic controls necessary to accommodate anticipated traffic flow.”

b) Per City Municipal Code Section16.106.080.B.3 “The proposed development generates fifty (50) or more PM peak-hour trips on Highway 99W, or one hundred (100) PM peak-hour trips on the local transportation system.”

c) Per City Municipal Code Section16.106.080.B. 4. “An increase in use of any adjacent street or direct property approach road to Highway 99W by ten (10) vehicles or more per day that exceed the twenty thousand-pound gross vehicle weight.”

Other Engineering Issues:
A CWS Service Provider Letter is required.

A CWS Storm Water Connection Permit Authorization is required.

The subject property is less than 5 acres in size, but since the original development exceeded 5 acres, a DEQ NPDES 1200-C permit is required.

An 8-foot wide Public Utility Easement exists along all right-of-way frontage of the subject property.

There is an As-Built Request Form on the City of Sherwood website for acquisition of as-built plans. https://www.sherwoodoregon.gov/engineering/page/built-request-form-0

A System Development Charge spreadsheet is available for use in the forms section on the City of Sherwood website. https://www.sherwoodoregon.gov/engineering/page/system-development-charges-sdc

Sherwood Broadband utilities (conduits and vaults) are will likely not be required along SW Century Drive.

END OF COMMENTS

DISCLAIMER: The comments provided above are initial in nature and are in no way binding as to what conditions may or may not be imposed upon the development in the Notice of Decision.

Exhibit J: Washington County Assessor's Map

LU 2022-012 Appeal
Attachment 3

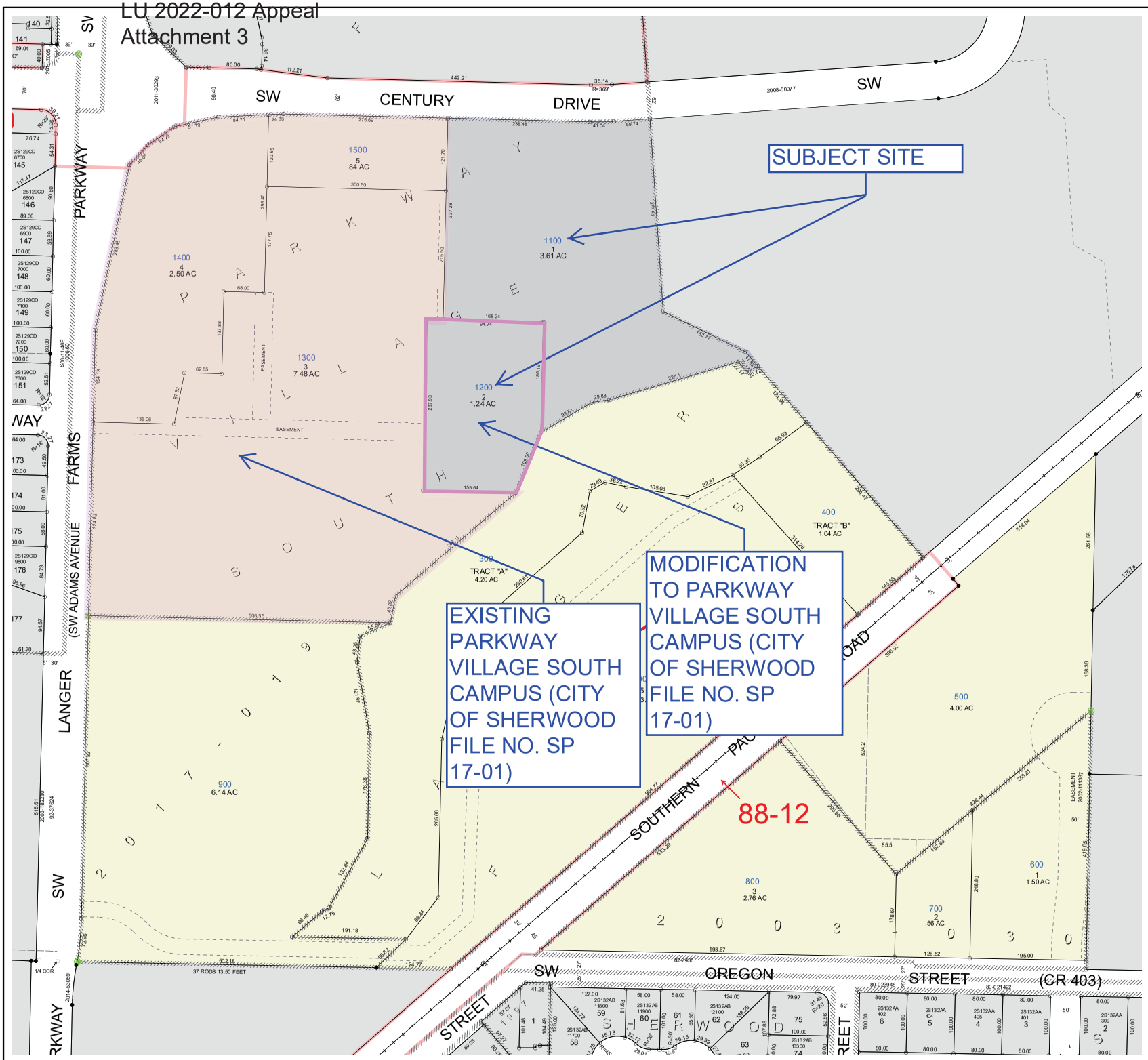
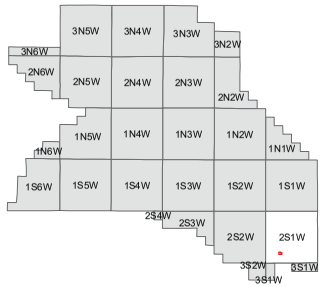


Exhibit A

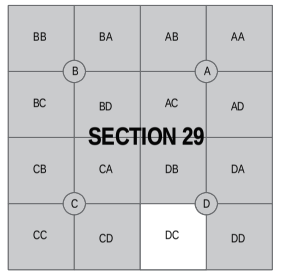
2S129DC



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

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

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT



Cancelled Taxlots For: 2S129DC
100,1000,

Feet
0 50 100 200 300

Assessment CARTOGRAPHY Taxation

PLOT DATE: 2/18/2021
Rotation: 0

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

402
SHERWOOD
2S129DC

Digmap

Exhibit K: Preliminary Stormwater Report

Parkway Village South
Sherwood, Oregon

Preliminary Stormwater Report

Date:	March 2022
Client:	Langer Parkway South, LLC 28185 SW Heater Road Sherwood, OR 97140
Engineering Contact:	John Christiansen, PE, CWRE - Principal (503) 563-6151 | johnc@aks-eng.com
Prepared By:	Andreas Collins (503) 563-6151 | collinsa@aks-eng.com
Engineering Firm:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062
AKS Job Number:	5656-02

AKS ENGINEERING & FORESTRY

www.aks-eng.com

Contents

1.0 Purpose of Report 2
2.0 Project Location/Description 2
3.0 Regulatory Design Criteria 2
3.1 Stormwater Quantity 2
3.2 Hydromodification 3
3.3 Stormwater Quality 4
4.0 Design Methodology 4
5.0 Design Parameters 4
5.1 Design Storms 4
5.2 Predeveloped Site Conditions 5
5.2.1 Site Topography 5
5.2.2 Land Use 5
5.3 Soil Type 5
5.4 Post-Developed Site Conditions 5
5.4.1 Site Topography 5
5.4.2 Land Use 5
5.4.3 Description of Off-Site Contributing Basins 5
6.0 Stormwater Analyses 5
6.1 Proposed Stormwater Conduit Sizing and Inlet Spacing 5
6.2 Proposed Stormwater Quality Control Facility 5
6.3 Hydromodification 6
6.4 Proposed Stormwater Quantity Control Facility 6
6.5 Downstream Analysis 8

Tables

Table 5-1: Rainfall Intensities 4
Table 5-2: Hydrologic Soil Group Ratings 5
Table 6-1: Impervious Area Summary 6
Table 6-2: 2-yr Flow Summary 7
Table 6-3: Parkway Village South Post-Developed Peak Flow Summary[a] 8

Exhibits

Exhibit A: Vicinity Map
Exhibit B: Overall Post-Developmed Stormwater Catchment Map
Exhibit C: Post-Developed Site Stormwater Catchment Map

Appendices

Appendix A: Post-Developed Catchment Basins Map from Regional Facility Report, prepared by AKS ..... Engineering (with annotactions
Appendix B: Post-Developed Peak Flow Calculations - HydroCAD Analysis
Appendix C: TR-55 Runoff Curve Numbers
Appendix D: USDA-NRCS Soil Resource Report

PRELIMINARY STORMWATER REPORT

PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

1.0 Purpose of Report

The purpose of this report is to analyze the effects the proposed development will have on the existing stormwater conveyance system; document the criteria, methodology, and informational sources used to design the proposed stormwater system; and present the results of the preliminary hydraulic analysis.

2.0 Project Location/Description

The Parkway Village South project is located at Tax Lot 1100 and 1200, Washington County Tax Map 2S 1 29DC, Sherwood, Oregon. Improvements will include the construction of a three-story mini storage building, a three-story Hotel, paved site access, and private underground utilities. The development will add approximately 3.94 acres of impervious area to the existing site.

A drainage report, titled *Langer Farms Regional Stormwater Facility Final Stormwater Report (Regional Facility Report)* and dated May of 2013 by AKS Engineering, LLC (AKS), was prepared for the Langer Farms Regional Stormwater Facility (Regional Facility) project constructed during the summer of 2013. Based on the information provided in the report, the subject site was included within the planning area of the Regional Facility. The Regional Facility Report includes an exhibit titled *Post-Development Catchment Basins Map* that shows the "Area to be Treated by Proposed Regional Stormwater Facility." An annotated version of this exhibit highlighting the subject site is included in Appendix A of this report.

In addition, the existing public storm drainage system downstream of the subject site was reanalyzed during the Sentinel Storage Annex Phase II (Sentinel Phase II) and previous Parkway Village South (Langer's Entertainment Center) development. This was warranted because the drainage areas of the subject site, Sentinel Phase II, and Langer's Entertainment Center had changed from the assumed post-development conditions listed in the *Reginal Facility Report.* It was validated in both reports that the existing public storm drain could serve the subject site as originally intended. Therefore, the Parkway Village South development will use the existing Regional Facility for stormwater quality and quantity management.

3.0 Regulatory Design Criteria

3.1 Stormwater Quantity

Per *CWS Design and Construction Standards Manual for Sanitary Sewer and Surface Water Management* (R&O 19-5, as amended by R&O 19-22), Section 4.02.1, Mitigation Requirement, the District or City shall determine which of the following techniques may be used:

a. *Construction of permanent on-site stormwater quantity detention facilities designed in accordance with this Chapter; or*

b. *Enlargement or improvement of the downstream conveyance system in accordance with this Chapter and Chapter 5; or*

c. *Payment of a Storm and Surface Water Management System Development Charge (SWM SDC), as provided in CWS Ordinance 28, which includes a water quantity component to meet these requirements. If district or City requires that an on-site detention facility be constructed, the development shall be eligible for a credit against SWM SDC fees, as provided in District Ordinance and Rules.*

Per R&O 19-5, as amended by R&O 19-22, Section 4.02.2, Criteria for Requiring On-Site Detention for Conveyance Capacity, on-site detention is required when any of the following conditions exist:

1. *There is an identified downstream deficiency and the District or City determines that detention rather than conveyance system enlargement is the more effective solution.*
2. *There is an identified regional detention site within the boundary of the development.*
3. *Water quantity facilities are required by District-adopted watershed management plans or subbasin master plans or District- approved subbasin strategy.*

3.2 Hydromodification

Per R&O 19-5, as amended by R&O 19-22, Section 4.03, Hydromodification Approach Requirements, implementing or funding techniques to reduce impacts to the downstream receiving water body is required when a new development or other activities create or modify 1,000 square feet or more of impervious surfaces or increase the amount or rate of surface water leaving the site. The funding can be directed, or the following techniques can be implemented to reduce impacts to the downstream receiving water body:

a. *Construction of permanent LIDA designed in accordance with this Chapter; or*
b. *Construction of a permanent stormwater detention facility designed in accordance with this Chapter; or*
c. *Construction or funding of a hydromodification approach that is consistent with a District-approved subbasin strategy; or*
d. *Payment of a Hydromodification Fee-In-Lieu.*

Per R&O 19-5, as amended by R&O 19-22, Section 4.03.3, the receiving reach for this project is Rock Creek. The Risk Level for the receiving reach identified for this project is Low. The Development Class was determined using the Hydromodification Map provided by CWS. The project site is classified as a Developed Area. Per Section 4.08.1, Impervious Area Used in Design, the project site is classified as a Large Project as it is greater than 80,000 square feet. Using these input parameters, per Table 4-2, Hydromodification Approach Project Category Table (shown below), the project falls within Category 2. See details in the appendices of this report for further information.

TABLE 4-2
HYDROMODIFICATION APPROACH PROJECT CATEGORY TABLE

<table>
<tr><th>Development Class/ Risk Level</th><th>Small Project 1,000 – 12,000 SF</th><th>Medium Project >12,000 – 80,000 SF</th><th>Large Project > 80,000 SF</th></tr>
<tr><td>Expansion/High</td><td rowspan="6">Category 1</td><td rowspan="2">Category 3</td><td rowspan="4">Category 3</td></tr>
<tr><td>Expansion/ Moderate</td></tr>
<tr><td>Expansion/ Low</td><td>Category 2</td></tr>
<tr><td>Developed/ High</td><td>Category 3</td></tr>
<tr><td>Developed/ Moderate</td><td rowspan="2">Category 2</td><td rowspan="2">Category 2</td></tr>
<tr><td>Developed/ Low</td></tr>
</table>

Table 4-2 from R&O 19-5, as amended by R&O 19-22

Per R&O 19-5, as amended by R&O 19-22, Section 4.03.5b, Hydromodification Approach Selection – Category 2, any of the following options may be used to address hydromodification:

1. *Infiltration facility, using the Standard LIDA Sizing, described in Section 4.08.5; or*
2. *Peak-Flow Matching Detention, using design criteria described in Section 4.08.6; or*
3. *Combination of Infiltration facility and Peak-Flow Matching Detention, using criteria described in Section 4.08.5 and 4.08.6; or*
4. *Any option listed in Category 3.*

3.3 Stormwater Quality

Per R&O 19-5, as amended by R&O 19-22, Section 4.04, Water Quality Treatment Requirements, implementing or funding a permanent water quality approach is required when a new development or other activities create or modify 1,000 square feet or more of impervious surfaces, or increase the amount of stormwater runoff or pollution leaving the site. Unless there is a more efficient and effective regional approach within the subbasin that was designed to incorporate the development, or there is an approach in the subbasin which is demonstrated to have the capacity to treat the site.

A drainage report, titled *Langer Farms Regional Stormwater Facility Final Stormwater Report (Regional Facility Report)* and dated May 2013 by AKS Engineering, LLC (AKS), was prepared for the Langer Farms Regional Stormwater Facility (Regional Facility) constructed during the summer of 2013. Based on the information provided in the report, the subject site was included within the planning area of the Regional Facility. The previous report includes an exhibit that shows the "Area to be Treat by Regional Stormwater Facility." An annotated version of this exhibit highlighting the subject site is included in Appendix A of this report. Therefore, the Parkway Village South development will utilize the existing Regional Facility for Stormwater quality management.

4.0 Design Methodology

The Santa Barbara Urban Hydrograph (SBUH) Method was used to analyze stormwater runoff from the site. This method uses the Soil Conservation Service (SCS) Type 1A 24-hour design storm. HydroCAD 10.00-22 computer software aided in the analysis. Representative runoff curve numbers (CN) were obtained from the Natural Resources Conservation Service (NRCS) *Technical Release 55* and are included in the appendices.

5.0 Design Parameters

5.1 Design Storms

Stormwater mains, inlets, and laterals for the site are placed at locations that adequately collect and convey the stormwater for the proposed improvements. Per R&O 19-5, as amended by R&O 19-22, Section 5.05.2, the stormwater analysis used the 24-hour design storm for the evaluation and design of the existing and proposed stormwater facilities. The following 24-hour rainfall intensities from CWS Standard Drawing No. 1280 were used as the design storms for the recurrence interval:

Table 5-1: Rainfall Intensities

Recurrence Interval (Years)	Total Precipitation Depth (Inches)
2	2.50
5	3.10
10	3.45
25	3.90

5.2 Predeveloped Site Conditions

5.2.1 Site Topography

Existing on-site grades generally vary from ±1 to 5 percent, with most of the site draining to the east towards Tax Lot 150. There are two spoils piles located on the northern half of the project site that have slopes of ±50 percent.

5.2.2 Land Use

The property is zoned Light Industrial – Planned Unit Development (LI – PUD). The property is open farmland and contains a temporary soil stockpile.

5.3 Soil Type

The soil beneath the project area is classified as Quatama Loam, according to the NRCS Web Soil Survey for Washington County. The following table outlines the Hydrologic Soil Group rating for the soil type:

Table 5-2: Hydrologic Soil Group Ratings

NRCS Map Unit Identification	NRCS Soil Classification	Hydrologic Soil Group Rating
37A	Quatama Loam	C
37B	Quatama Loam	C

Further information on this soil type is included in the NRCS Soil Resource Report located in the appendices of this report.

5.4 Post-Developed Site Conditions

5.4.1 Site Topography

The on-site slopes will be modified to create flat pads for the new buildings and low points for area drains. All stormwater from the new impervious areas will be collected by new or existing stormwater infrastructure and will not impact surrounding properties.

5.4.2 Land Use

The property's zoning will remain LI – PUD. Post-developed site conditions will include a new self-storage facility, hotel, paved site access, and public and private underground utilities.

5.4.3 Description of Off-Site Contributing Basins

The surrounding properties do not direct any stormwater runoff towards the development area.

6.0 Stormwater Analyses

6.1 Proposed Stormwater Conduit Sizing and Inlet Spacing

The proposed storm system pipes will be sized using Manning's equation to convey the peak flows from the 25-year storm event.

6.2 Proposed Stormwater Quality Control Facility

Stormwater quality treatment for newly created impervious surfaces will be provided by the existing off-site Regional Facility (vegetated swale). Per Section 6.2 of the *Regional Facility Report*, the vegetated swale was designed to treat stormwater runoff from future impervious surfaces developed within Tax Lot 300. The subject site, Tax Lot 1100 and 1200, were formerly part of Tax Lot 300 noted in the *Regional Facility Report.* See the Post-Development Catchment Basins Map in Appendix A for reference.

Additionally, the subject site was created as part of a lot partition that took place during the Langer's Entertainment Center development. The Langer's Entertainment Center report contains a preliminary

analysis of the subject site assuming a new day care center and 10% pervious and 90% impervious area ratio for the remaining area allocated for future development. The portion of the site initially designated for the day care center has since been modified for a new hotel. Consequently, the impervious area quantities for Sub catchments 30.7S, 3.11S – 3.13S, and 3.16S – 3.19S have been modified from the values assumed in the Langer's Entertainment Center Report to reflect the new site improvements.

The following table summarizes the impervious area within this project area for validation with the Langer's Entertainment Center Report:

Table 6-1: Impervious Area Summary

Sub catchment	Langer's Entertainment Center	Post-development Parkway Village South
	Impervious Area (acres)	Impervious Area (acres)
3.07S[a]	0.47	0.47 [b]
3.11S[a] thru 3.13S[a]	1.11	1.07 [b]
3.16S[a] thru 3.19S[a]	3.43	2.88 [b]
Total	5.01	4.42 [b]

Note:

[a] Sub catchment 3.01S through 3.19S were created for the Langer's Entertainment Center report by subdividing Sub catchment 3S from the Sentinel Phase II Report.

[b] These values are based on modified Sub catchment boundaries. Sub catchments were updated to reflect the planned site grading and new drainage paths of stormwater runoff.

The Impervious Area Summary table shows that the total post-developed impervious area on the subject site is 0.59 acres less than originally anticipated in the Langer's Entertainment Center Report. Therefore, no water quality calculations are required to be included as part of this analysis.

6.3 Hydromodification

The proposed site improvements will reduce impacts to the downstream receiving water body by implementing an underground detention vault and flow control manhole designed per CWS standards. Per R&O 19-5, as amended by R&O 19-22, Section 4.03.5b, Hydromodification Approach Selection – Category 2, hydromodification will be met to the fullest potential of the site by peak-flow matching. Post-developed runoff rates from the site will not exceed the predeveloped runoff rates for the 2-year, 5-year and 10-year design storms, when on-site stormwater infrastructure is accounted for.

6.4 Proposed Stormwater Quantity Control Facility

Stormwater quantity management for the newly created impervious surfaces will be provided by the existing off-site Regional Facility (vegetated swale). Per section 6.3 of the *Regional Facility Report*, the vegetated swale was designed to detain post developed flows from impervious areas within Tax Lot 300 to pre-developed levels for the 2, 10, and 25-yr storm events. The subject site, Tax Lot 1100 and 1200, were formerly part of Tax Lot 300 noted in the *Regional Facility Report.* See the Post-Development Catchment Basins Map in Appendix A for reference. Since the construction of the Regional Facility in 2013

the CWS stormwater management standards have been revised to require sites undergoing Hydromodification to further detain their post developed flows to ½ of the pre-developed level for the 2-yr storm event. As the total post-developed impervious areas on the subject site are less than those originally anticipated during its design, the Regional Facility will still act to reduce the post developed flows to their 2, 10, and 25-yr pre-developed rates as originally designed. In order to comply with the new CWS flow matching standards additional stormwater detention will be provided on site to reduce the downstream flow of the Regional Facility by ½ of the subject sites pre developed run off rate. This effectively reduces the development's post developed flow to ½ of the 2-yr pre-developed rate meeting current CWS standards.

Runoff from Sub catchments 3.07S, 3.11S thru 3.13S, and 3.16S thru 3.18S will provide undetained runoff to the Regional Facility. Consequently, runoff from the new impervious areas in Sub catchment 3.19S will be over detained using an underground storage facility to provide the necessary flow reduction to meet current CWS standards.

See Equations 1 for additional information regarding the allowable release rate from the Regional Facility for the 2-yr storm event.

Equation 1: 50 percent of the 2-Year Storm

$$Pre\ Developed\ 2\ Year = 0.59\ cfs$$

$$Required\ Regional\ Facility\ Flow\ Reduction\ (50\%\ of\ 2\ Year) = \frac{(0.59\ cfs)}{2} = 0.30\ cfs$$

$$Allowable\ Regional\ Facility\ Flow\ (Unmodifed\ 2\ Year\ outflow - 50\%\ of\ 2\ Year) = 20.38\ cfs - 0.30\ cfs = 20.09\ cfs$$

According to the Regional Facility Report, the existing off-site stormwater facility was designed to provide detention for future development of the subject site in accordance with CWS R&O 07-20 Section 4.03.4(b). The following table summarizes the peak 2-yr flow rate from the regional facility before and after the implementation of stormwater detention on the subject site. As demonstrated in the table below the Regional Facility's 2-yr post development flow rate has been reduced to the allowable 2-yr flow calculated using Equation 1. This has effectively reduced the development's post developed 2-yr flow to ½ of the 2-yr pre-developed rate meeting current CWS standards (R&O 19-5, as amended by R&O 19-22).

Table 6-2: 2-yr Flow Summary

Storm Event	Pre Additional Detainment Regional Facility Flows	Post Additional Detainment Regional Facility Flows
2-year	20.38 cfs [a]	20.09 cfs [a b]

Note:

[a] Peak flow discharging from the Regional Facility.

[b] Flow rate equals allowable rate calculated using Equation 1.

According to the Regional Facility Report, the existing off-site stormwater facility was designed to provide detention for future development of the subject site in accordance with CWS R&O 07-20, Section

4.03.4(b). The former detention requirements for the 5, 10, and 25-yr storm events remain valid under R&O 19-5, as amended by R&O 19-22.

Prior to the Parkway Village South development, stormwater quantity management for the subject site was analyzed in the Sentinel Phase II Report under assumed post-development conditions. The following table summarizes the peak flow rates on the subject site for the 5, 10 and 25-yr storm events under post-developed conditions for validation with the Sentinel Phase II Report:

Table 6-3: Parkway Village South Post-Developed Peak Flow Summary[a]

	Sentinel Storage Annex Phase II			Parkway Village South		
NODE	5-Year Peak Flow (cfs)	10-Year Peak Flow (cfs)	25-Year Peak Flow (cfs)	5-Year Peak Flow (cfs)	10-Year Peak Flow (cfs)	25-Year Peak Flow (cfs)
Subcatchment 3S	10.17	11.42	13.02	-	-	-
Pond MH 1.1[a]	-	-	-	8.10	10.84	12.55

Note:

[a] Peak flow discharging from the site.

Based on the peak flow comparison in the table above, the total peak flow rates on the subject site do not exceed the 5, 10, and 25-yr design flows anticipated in the Sentinel Phase II Report. Therefore, public storm drain conduits and the Regional Facility will convey post-developed peak flows for the subject site as originally intended in the initial design and additional on-site detention for the 5, 10, and 25-yr storm events is not required.

6.5 Downstream Analysis

A review of the public storm drain system downstream of the subject site was performed in the Sentinel Phase II Report. It was concluded in the Sentinel Phase II Report that the drainage model indicated that the existing public storm drain serving the site would convey 25-year peak flows while maintaining the minimum freeboard requirement under post-developed conditions. The post-developed peak flows for the subject site do not exceed the peak flows anticipated in the *Sentinel Phase II Report*, as shown in Table 6-3. Therefore, the prior conclusion of the storm drain system downstream of the site remains valid.

Exhibit A: Vicinity Map

N

SCALE: 1"= 500 FEET

500 0 200 300 400 500

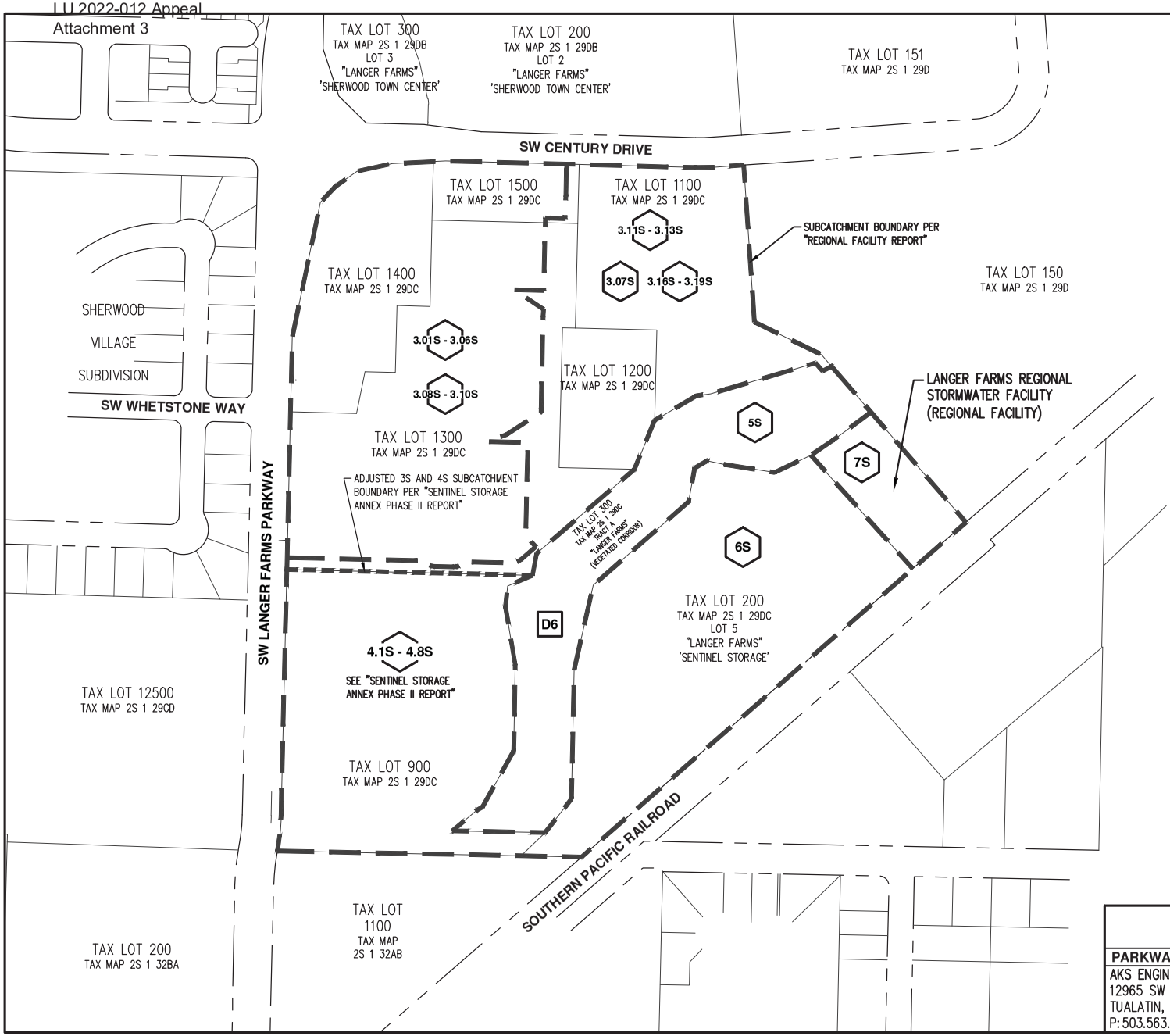
DATE: 03/30/2022

VICINITY MAP	EXHIBIT A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com	DRWN: APC CHKD: JPC AKS JOB: 5656-02

DWG: 5656-02 VICINITY MAP | EXH A

Exhibit B: Overall Post-Developed Stormwater Catchment Map

Exhibit A



NOTES:

1. CATCHMENT AREAS SHOWN ON THIS MAP ARE:
   - SHOWN TO ILLUSTRATE THE CHANGE IN OVERALL CATCHMENT DELINEATION AS A RESULT OF THE PARKWAY VILLAGE SOUTH DEVELOPMENT. REVISED CATCHMENT BOUNDARIES REMAIN WITHIN THE LIMITS OF THE STUDY AREA SHOWN ON THE "REGIONAL FACILITY" POST-DEVELOPED CATCHMENT BASINS MAP.
   - NOT INTENDED FOR A DOWNSTREAM ANALYSIS. A REVIEW OF THE STORM DRAIN SYSTEM DOWNSTREAM OF THE SUBJECT SITE WAS PERFORMED IN THE "SENTINEL STORAGE ANNEX PHASE II FINAL STORMWATER REPORT."
   - NOT INTENTED FOR WATER QUALITY CALCULATIONS. STORMWATER QUANTITY AND QUALITY CRITERIA FOR THIS SITE WERE FORMERLY ADDRESSED IN THE "REGIONAL FACILITY REPORT."

N

SCALE: 1"= 200 FEET

200 0 80 120 160 200

DATE: 03/29/2022

OVERALL POST-DEVELOPED STORMWATER CATCHMENT MAP	EXHIBIT
PARKWAY VILLAGE SOUTH	B

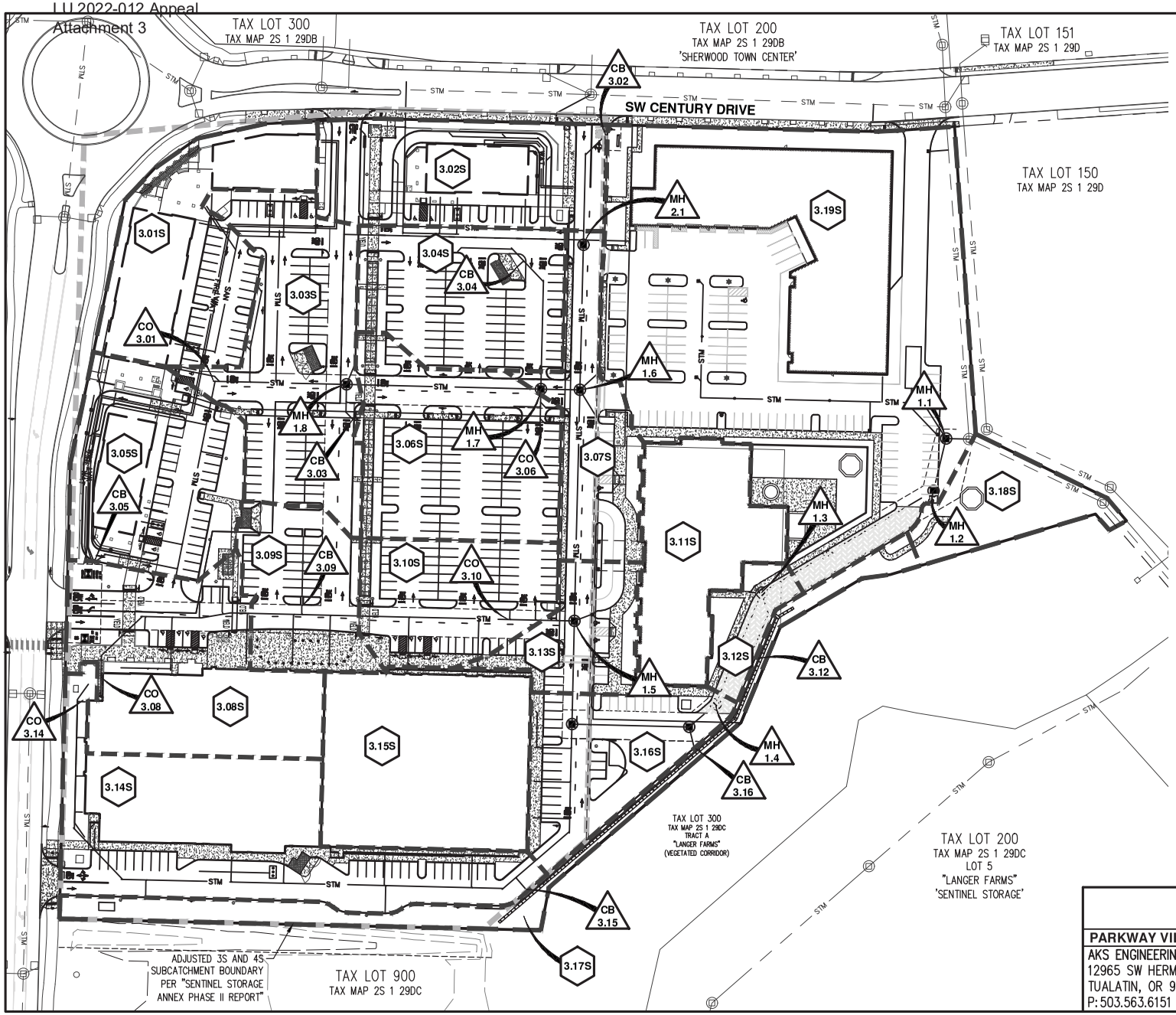
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151 F: 503.563.6152 aks-eng.com

DRWN: APC
CHKD: JPC
AKS JOB: 5656-02

DWG: 5656-02 POST-DEV MAP OVERALL | EXH B

Exhibit C: Post-Developed Site Stormwater Catchment Map

Exhibit A



NOTES:

1. CATCHMENT AREAS SHOWN ON THIS MAP ARE:
   - SUBCATCHMENTS OF CATCHMENT AREA 3S OF THE POST-DEVELOPED PARTITION STORMWATER CATCHMENT MAP IN THE "SENTINEL STORAGE ANNEX PHASE II FINAL STORMWATER REPORT."
   - SHOWN TO ILLUSTRATE THE SUBCATCHMENT DELINEATION AS A RESULT OF THE PARKWAY VILLAGE SOUTH DEVELOPMENT.
   - USED FOR PURPOSES OF CONVEYANCE SIZING FOR THE PARKWAY VILLAGE SOUTH DEVELOPMENT ONLY. A REVIEW OF THE STORM DRAIN SYSTEM DOWNSTREAM OF THE SUBJECT SITE WAS PERFORMED IN THE "SENTINEL STORAGE ANNEX PHASE II FINAL STORMWATER REPORT."
   - NOT INTENDED FOR WATER QUALITY CALCULATIONS. STORMWATER QUALITY CRITERIA FOR THIS SITE WERE FORMERLY ADDRESSED IN THE "LANGER FARMS REGIONAL STORMWATER FACILITY FINAL STORMWATER REPORT."

DATE: 03/29/2022

POST-DEVELOPED SITE STORMWATER CATCHMENT MAP	EXHIBIT
PARKWAY VILLAGE SOUTH	C

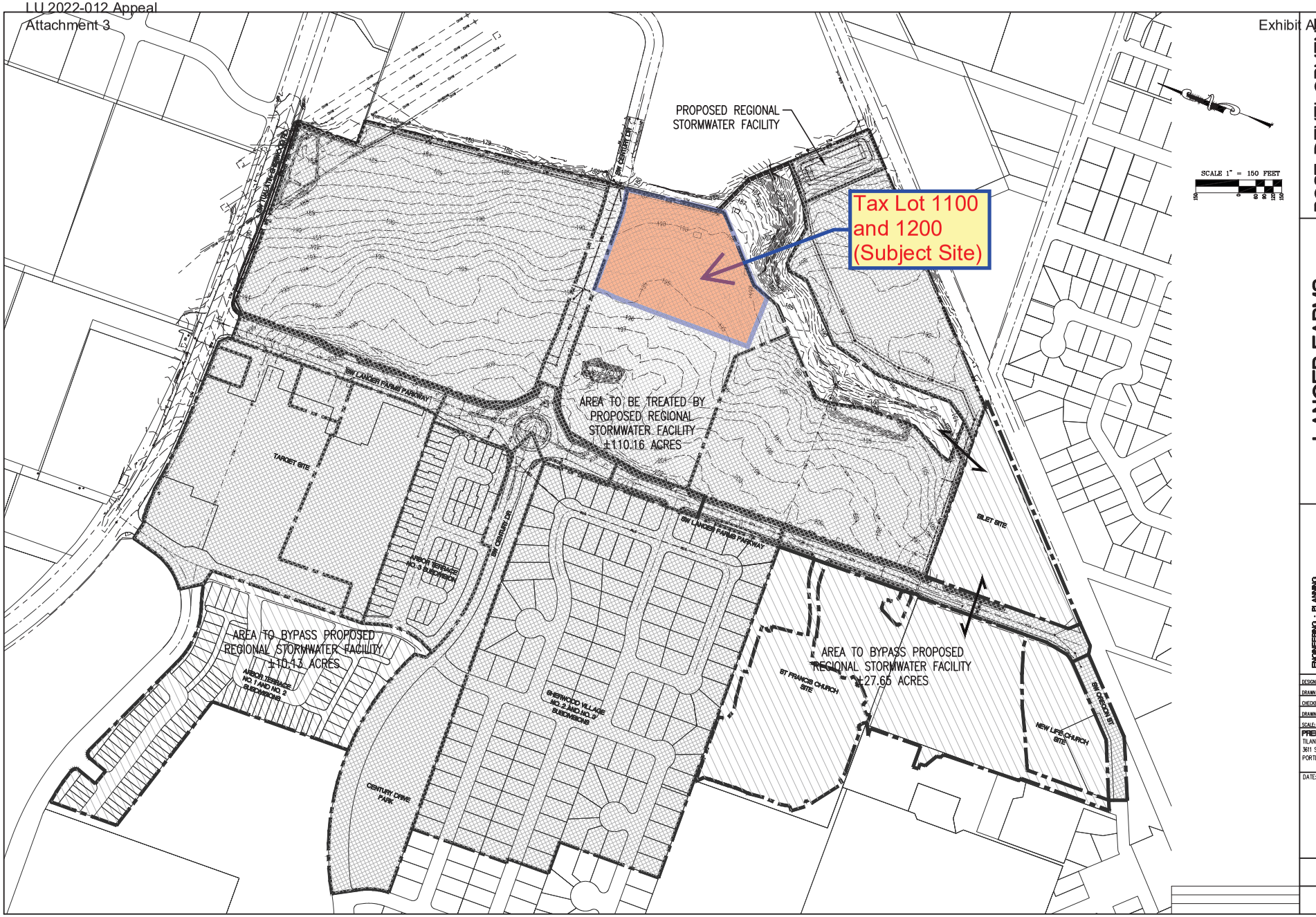
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
P: 503.563.6151 F: 503.563.6152 aks-eng.com

DRWN: APC
CHKD: JPC
AKS JOB: 5656-02

DWG: 5656-02 POST-DEV MAP | EXH C

Appendix A: Post-Developed Catchment Basins Map from *Regional Facility Report*, prepared by AKS Engineering (with annotations)

Exhibit A



POST-DEVELOPMENT
CATCHMENT
BASINS MAP

LANGER FARMS
REGIONAL STORMWATER FACILITY
SHERWOOD
OREGON
WASHINGTON COUNTY TAX MAP 2S 1 29D
TAX LOT 300

AKS ENGINEERING & FORESTRY
ENGINEERING · PLANNING
SURVEYING · FORESTRY
13910 SW GALBRAITH DR.,
SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

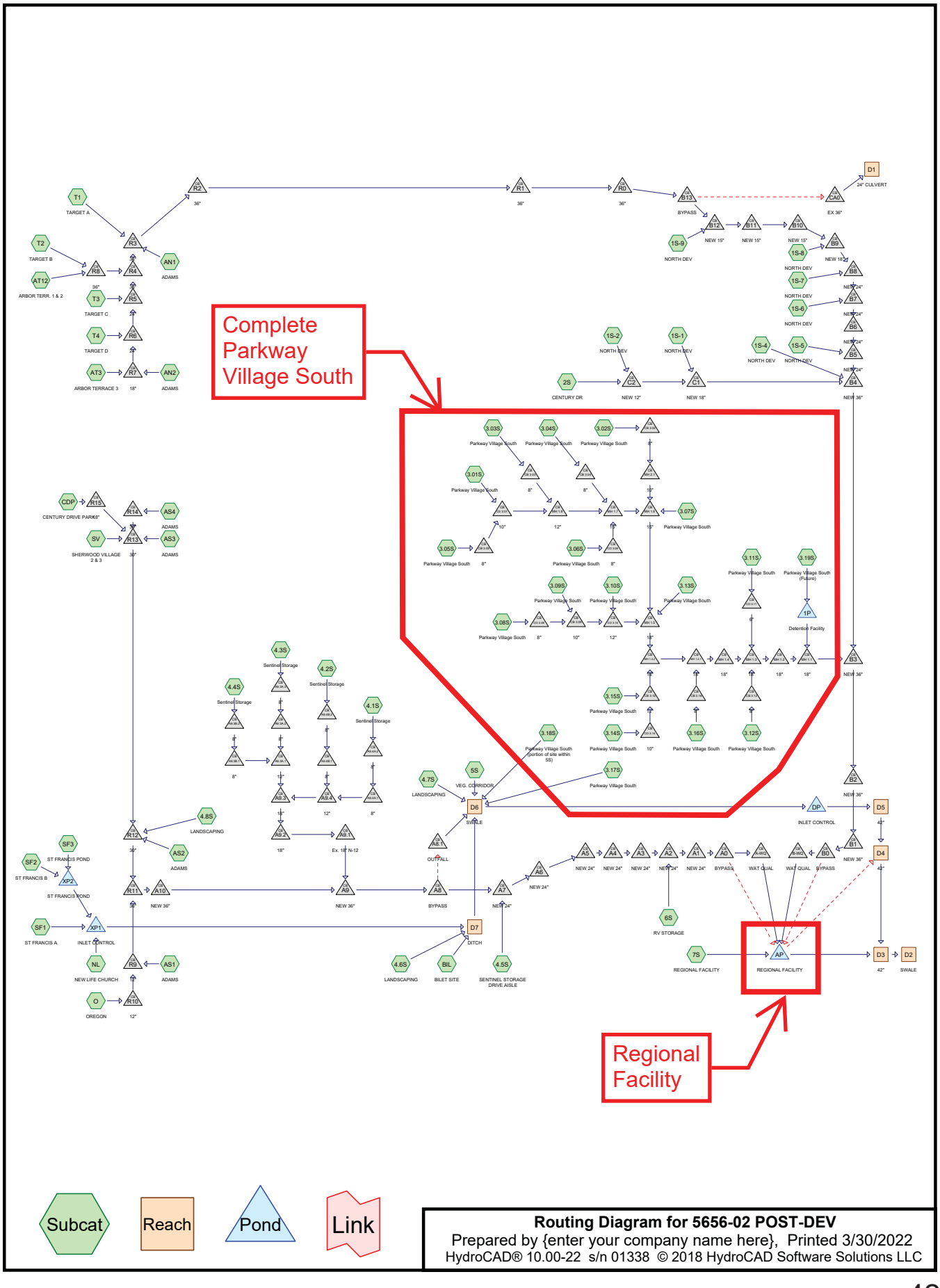
DESIGNED BY:	AHH
DRAWN BY:	CMP
CHECKED BY:	AHH
DRAWING NO.:	2929STM
SCALE:	AS NOTED

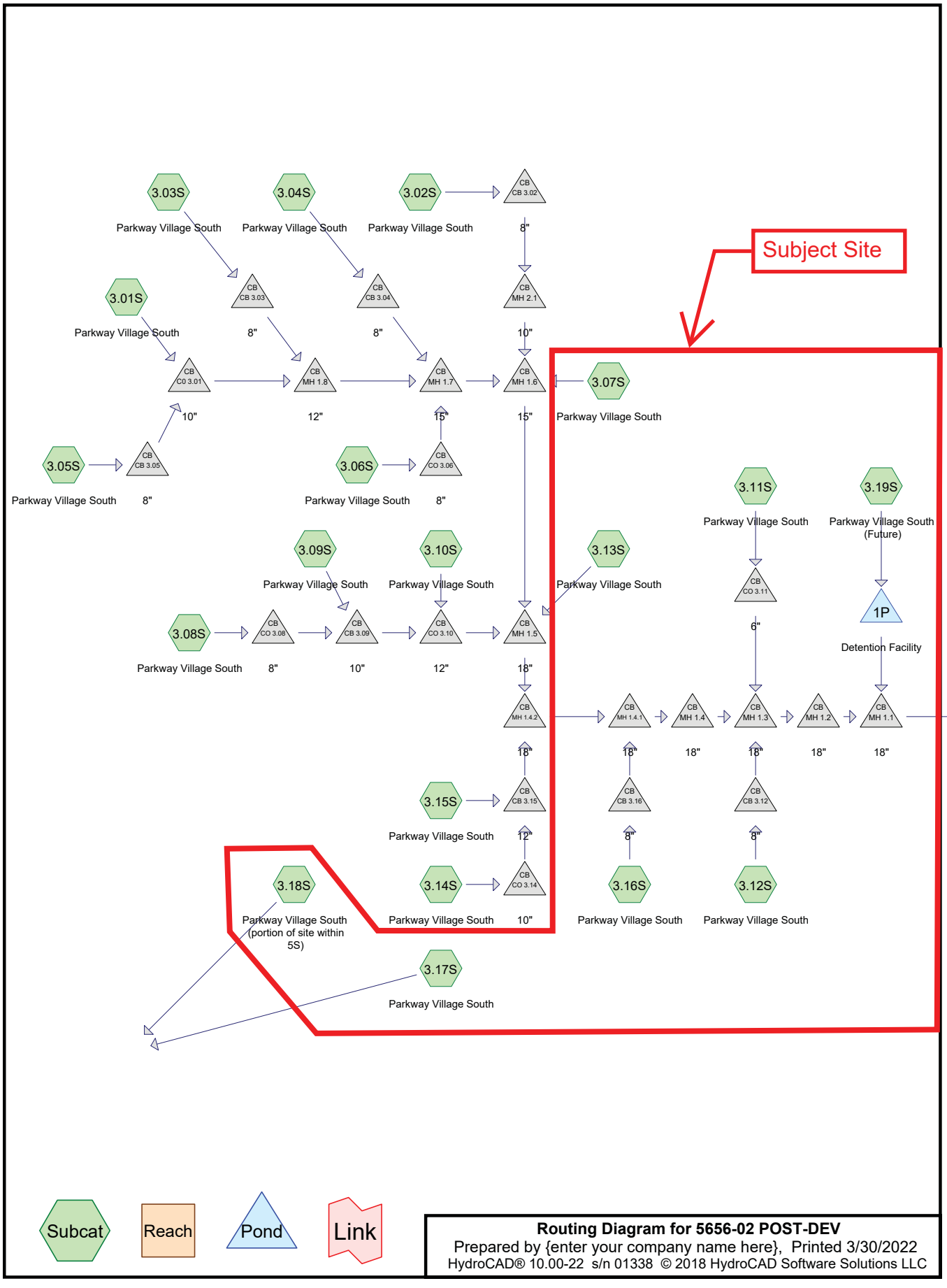
PREPARED FOR:
TILAND/SCHMIDT ARCHITECTS
3611 SW HOOD AVE, SUITE 200
PORTLAND, OR 97239

DATE:

JOB NUMBER
2929
SHEET
2 OF 2

Appendix B: Post-Developed Peak Flow Calculations – HydroCAD Analysis


Complete Parkway Village South
Regional Facility
Subcat
Reach
Pond
Link
Routing Diagram for 5656-02 POST-DEV
Prepared by {enter your company name here}, Printed 3/30/2022
HydroCAD® 10.00-22 s/n 01338 © 2018 HydroCAD Software Solutions LLC


Subject Site
3.03S
Parkway Village South
3.04S
Parkway Village South
3.02S
Parkway Village South
CB CB 3.02
8"
CB CB 3.03
CB CB 3.04
CB MH 2.1
3.01S
Parkway Village South
8"
8"
10"
CB CO 3.01
CB MH 1.8
CB MH 1.7
CB MH 1.6
3.07S
Parkway Village South
10"
12"
15"
15"
3.05S
Parkway Village South
CB CB 3.05
8"
3.06S
Parkway Village South
CB CO 3.06
8"
3.11S
Parkway Village South
3.19S
Parkway Village South
(Future)
3.09S
Parkway Village South
3.10S
Parkway Village South
3.13S
Parkway Village South
CB CO 3.11
1P
Detention Facility
6"
3.08S
Parkway Village South
CB CO 3.08
CB CB 3.09
CB CO 3.10
CB MH 1.5
8"
10"
12"
18"
CB MH 1.4.2
CB MH 1.4.1
CB MH 1.4
CB MH 1.3
CB MH 1.2
CB MH 1.1
18"
18"
18"
18"
18"
18"
3.15S
Parkway Village South
CB CB 3.15
CB CB 3.16
CB CB 3.12
12"
8"
8"
3.18S
Parkway Village South
(portion of site within
5S)
3.14S
Parkway Village South
CB CO 3.14
10"
3.16S
Parkway Village South
3.12S
Parkway Village South
3.17S
Parkway Village South
Subcat
Reach
Pond
Link
Routing Diagram for 5656-02 POST-DEV
Prepared by {enter your company name here}, Printed 3/30/2022
HydroCAD® 10.00-22 s/n 01338 © 2018 HydroCAD Software Solutions LLC

Post-Developed 2-yr Storm Event Peak Flow Calculations

Summary for Subcatchment 3.07S: Parkway Village South

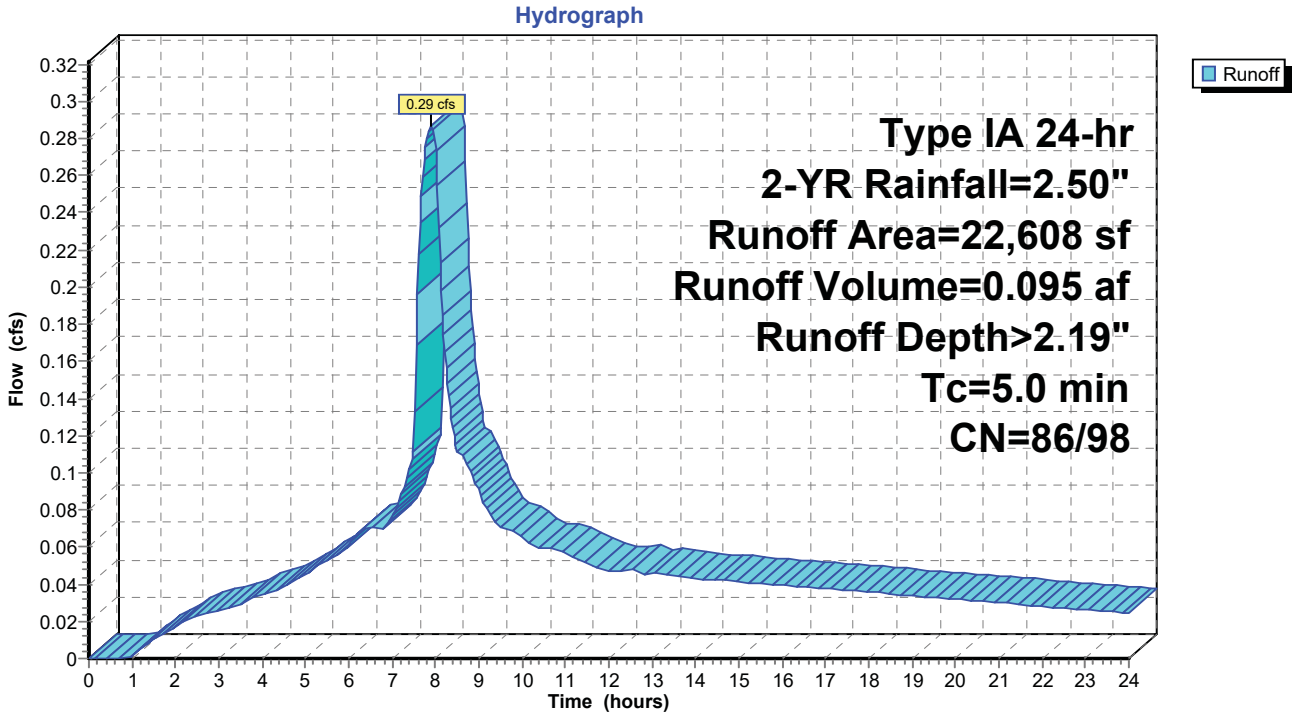
Runoff = 0.29 cfs @ 7.89 hrs, Volume= 0.095 af, Depth> 2.19"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 2-YR Rainfall=2.50"

	Area (sf)	CN	Description
*	20,812	98	Impervious
*	1,796	86	Landscaping, HSC C
	22,608	97	Weighted Average
	1,796		7.94% Pervious Area
	20,812		92.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.07S: Parkway Village South



Summary for Subcatchment 3.11S: Parkway Village South

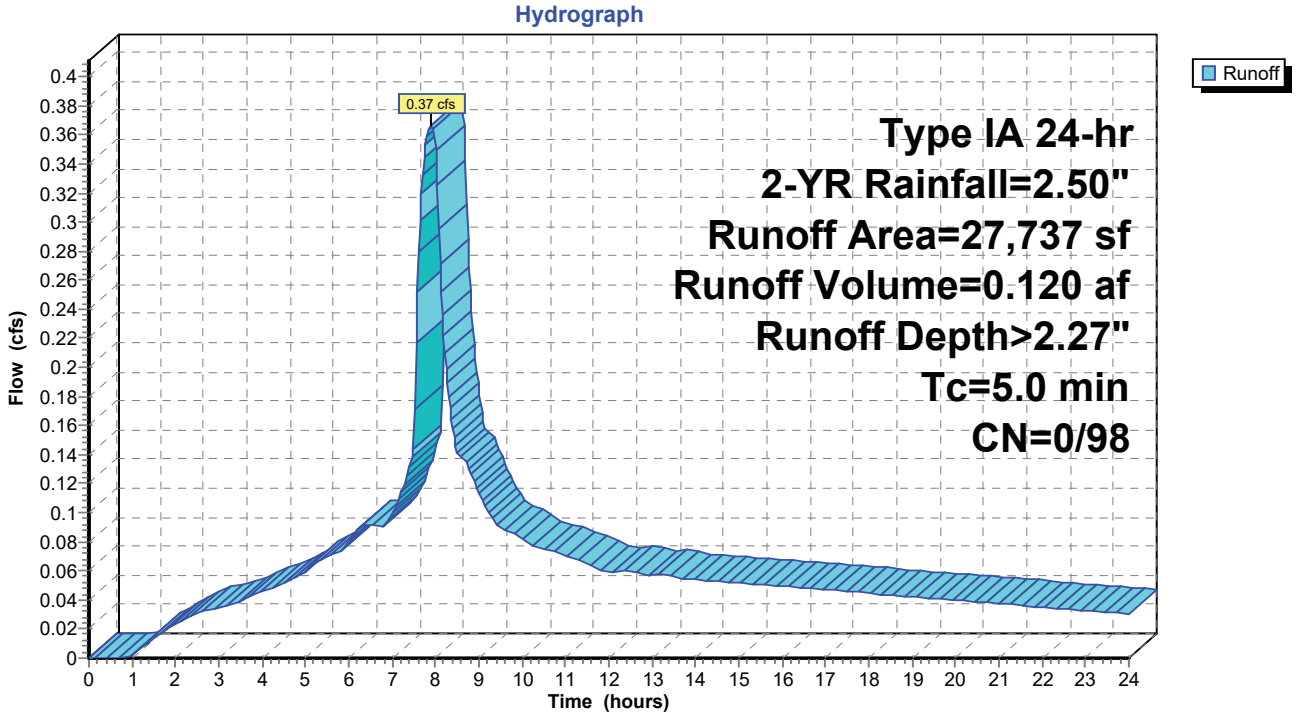
Runoff = 0.37 cfs @ 7.89 hrs, Volume= 0.120 af, Depth> 2.27"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 2-YR Rainfall=2.50"

	Area (sf)	CN	Description
*	27,737	98	Impervious
*	0	86	Landscaping, HSC C
	27,737	98	Weighted Average
	27,737		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.11S: Parkway Village South



Summary for Subcatchment 3.12S: Parkway Village South

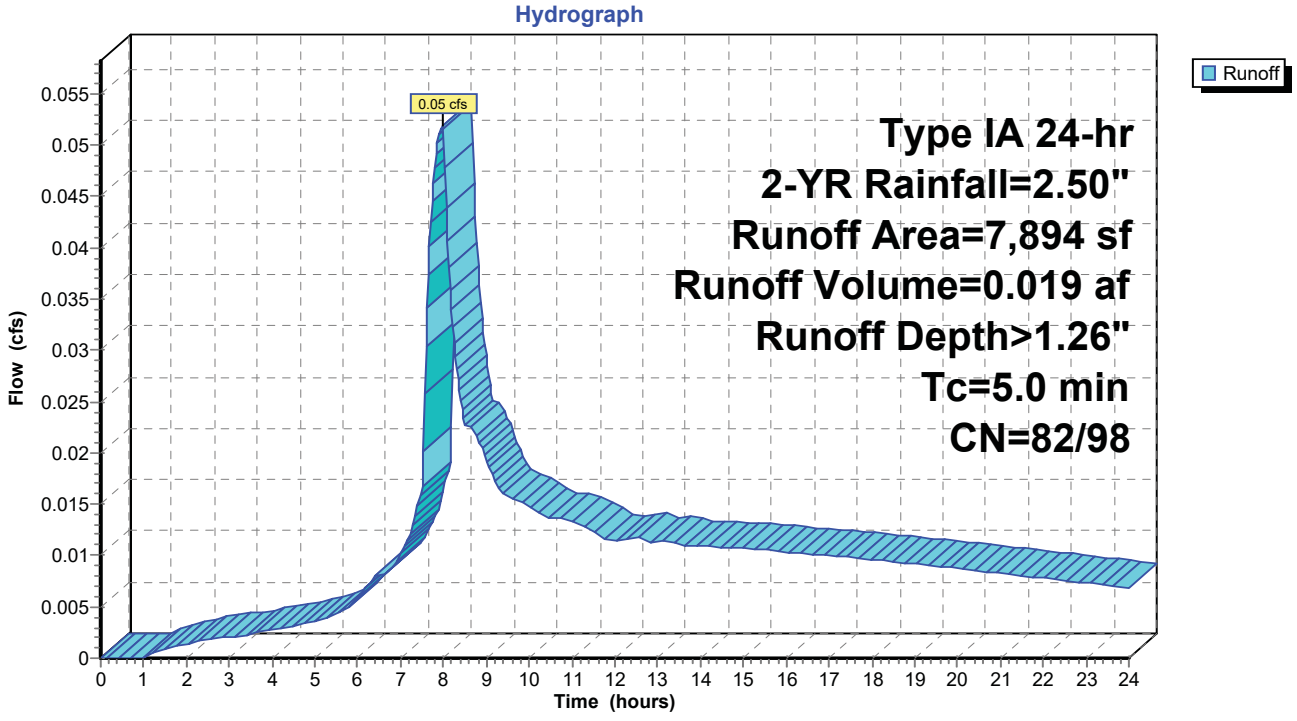
Runoff = 0.05 cfs @ 7.97 hrs, Volume= 0.019 af, Depth> 1.26"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 2-YR Rainfall=2.50"

	Area (sf)	CN	Description
*	1,673	98	Impervious
*	2,388	86	Landscaping, HSC C
*	3,833	79	Grasscrete
	7,894	85	Weighted Average
	6,221		78.81% Pervious Area
	1,673		21.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.12S: Parkway Village South



Summary for Subcatchment 3.13S: Parkway Village South

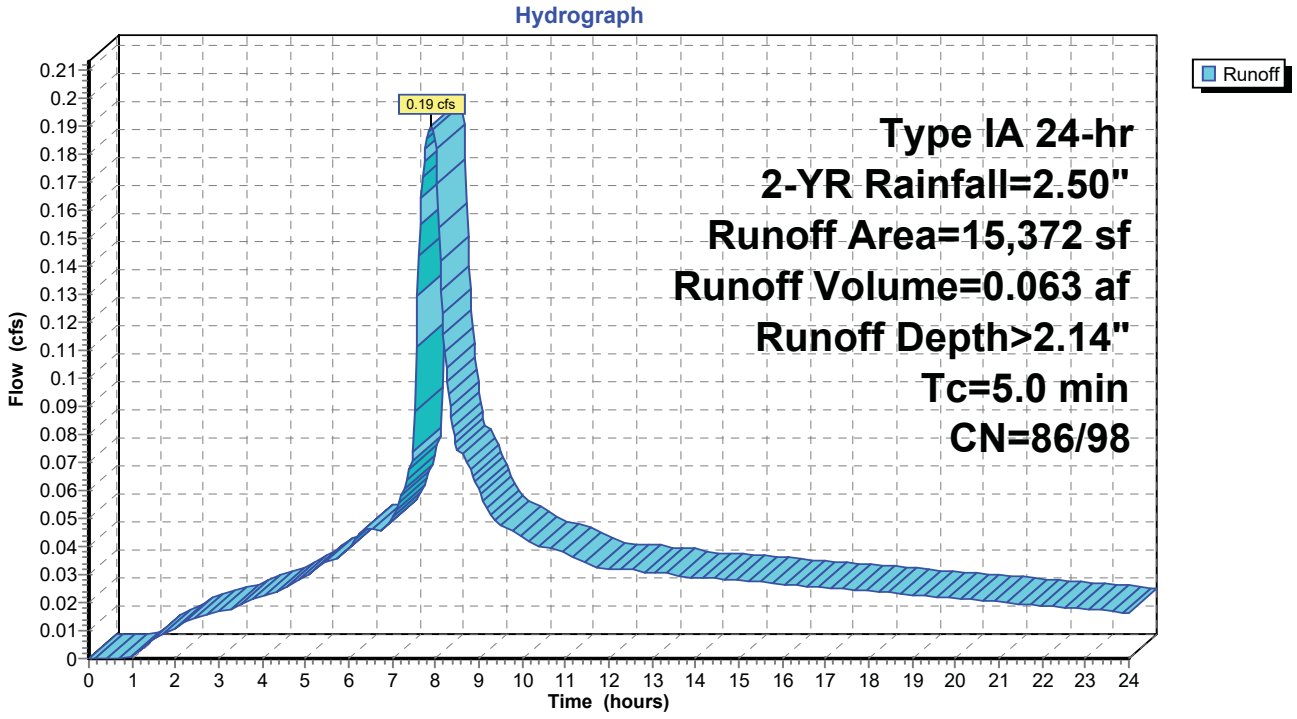
Runoff = 0.19 cfs @ 7.90 hrs, Volume= 0.063 af, Depth> 2.14"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 2-YR Rainfall=2.50"

	Area (sf)	CN	Description
*	13,417	98	Impervious
*	1,955	86	Landscaping, HSC C
	15,372	96	Weighted Average
	1,955		12.72% Pervious Area
	13,417		87.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.13S: Parkway Village South



Summary for Subcatchment 3.16S: Parkway Village South

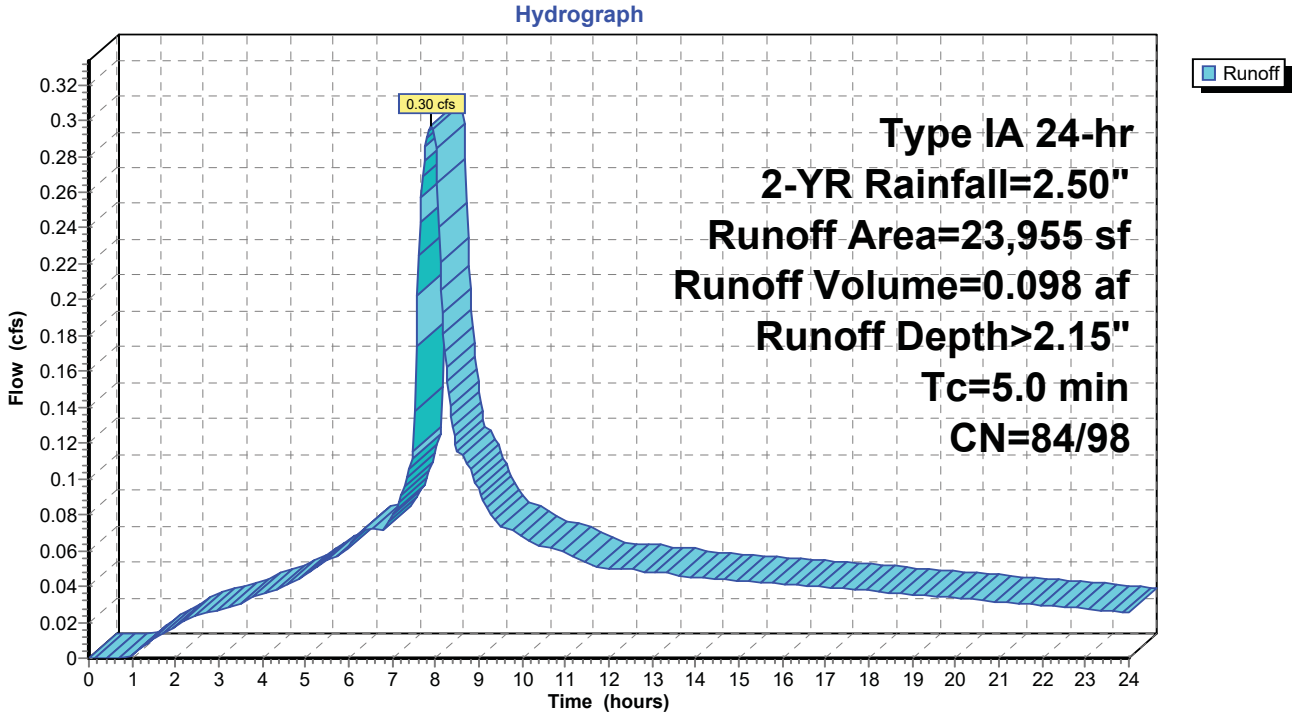
Runoff = 0.30 cfs @ 7.90 hrs, Volume= 0.098 af, Depth> 2.15"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 2-YR Rainfall=2.50"

	Area (sf)	CN	Description
*	21,445	98	Impervious
*	1,954	86	Landscaping, HSC C
*	556	79	Grasscrete
	23,955	97	Weighted Average
	2,510		10.48% Pervious Area
	21,445		89.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.16S: Parkway Village South



Summary for Subcatchment 3.17S: Parkway Village South

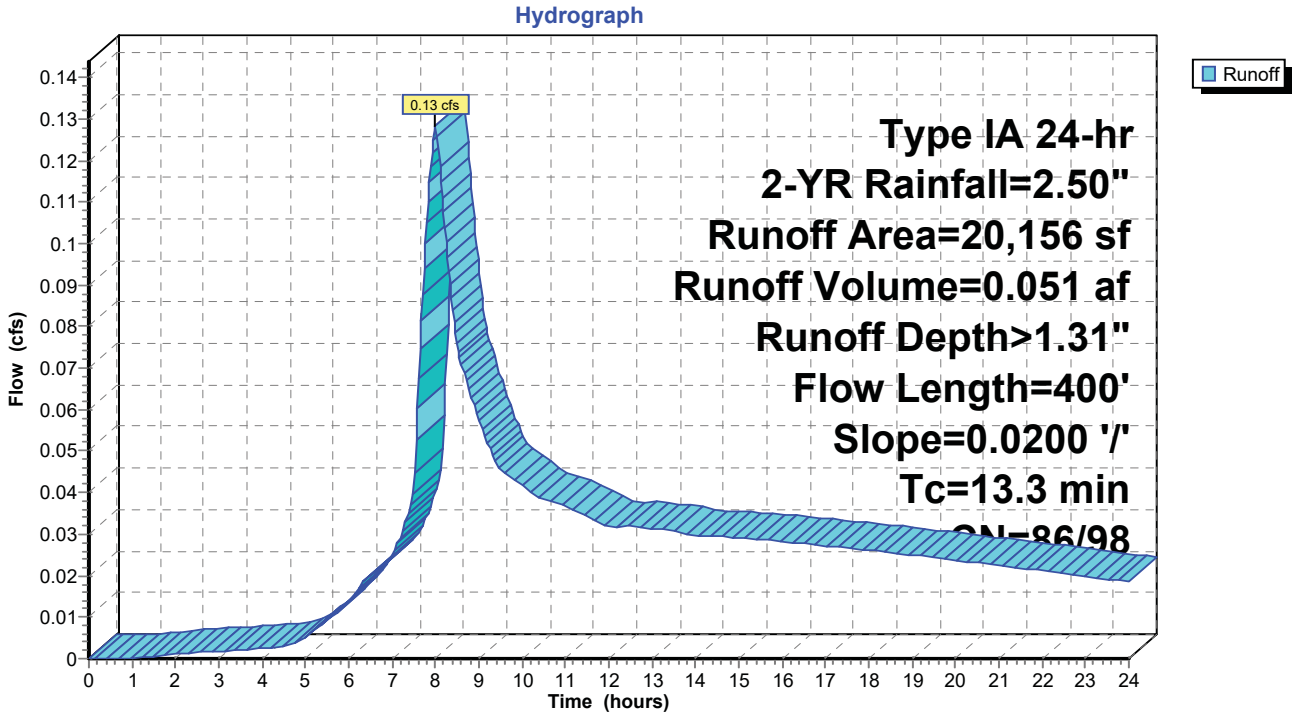
Runoff = 0.13 cfs @ 8.00 hrs, Volume= 0.051 af, Depth> 1.31"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 2-YR Rainfall=2.50"

	Area (sf)	CN	Description
*	1,500	98	Impervious
*	18,656	86	Landscaping, HSC C
	20,156	87	Weighted Average
	18,656		92.56% Pervious Area
	1,500		7.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"
2.2	300	0.0200	2.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
13.3	400	Total			

Subcatchment 3.17S: Parkway Village South



Summary for Subcatchment 3.18S: Parkway Village South (portion of site within 5S)

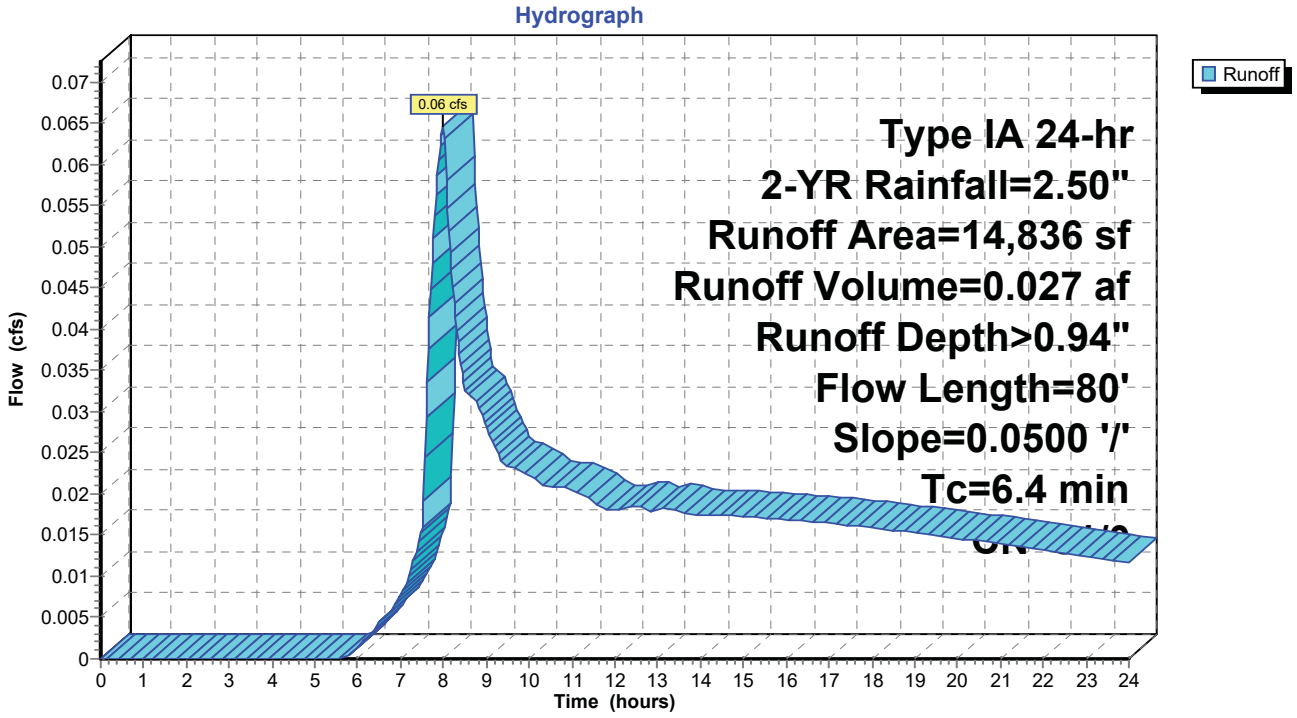
Runoff = 0.06 cfs @ 7.99 hrs, Volume= 0.027 af, Depth> 0.94"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 2-YR Rainfall=2.50"

	Area (sf)	CN	Description
*	14,836	81	VEGETATED CORRIDOR
	14,836		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	80	0.0500	0.21		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 3.18S: Parkway Village South (portion of site within 5S)



Summary for Subcatchment 3.19S: Parkway Village South (Future)

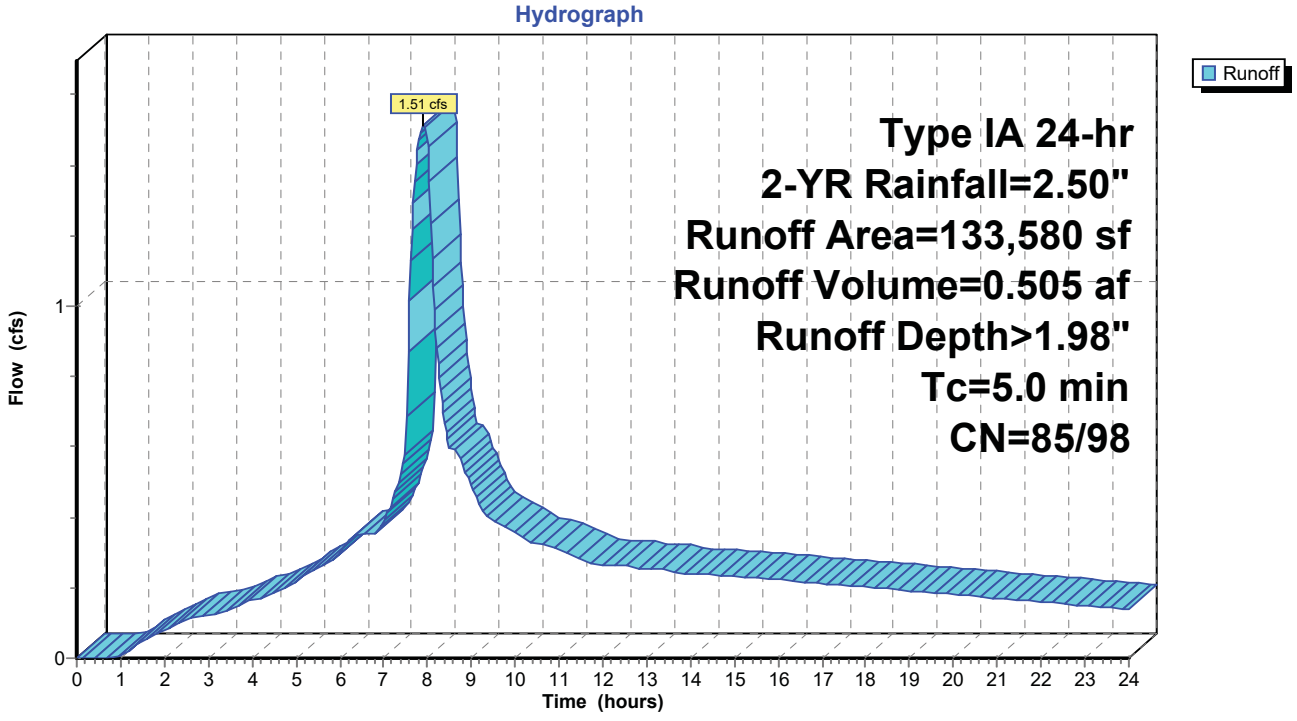
Runoff = 1.51 cfs @ 7.91 hrs, Volume= 0.505 af, Depth> 1.98"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 2-YR Rainfall=2.50"

	Area (sf)	CN	Description
*	98,108	98	Impervious
*	31,716	86	Landscaping, HSC C
*	3,756	79	Grasscrete
	133,580	95	Weighted Average
	35,472		26.55% Pervious Area
	98,108		73.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.19S: Parkway Village South (Future)



Summary for Pond 1P: Detention Facility

Inflow Area = 3.067 ac, 73.45% Impervious, Inflow Depth > 1.98" for 2-YR event
Inflow = 1.51 cfs @ 7.91 hrs, Volume= 0.505 af
Outflow = 0.35 cfs @ 10.07 hrs, Volume= 0.457 af, Atten= 77%, Lag= 129.7 min
Primary = 0.35 cfs @ 10.07 hrs, Volume= 0.457 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 185.67' @ 10.07 hrs Surf.Area= 752 sf Storage= 5,768 cf

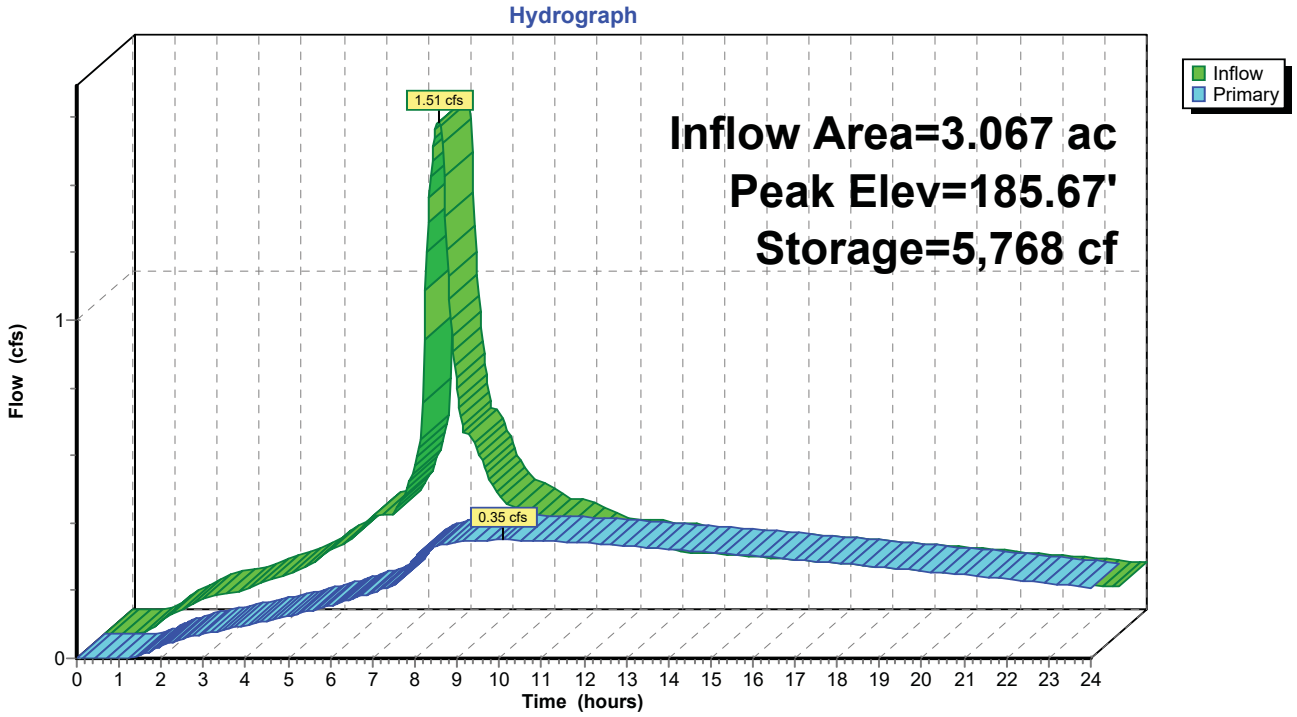
Plug-Flow detention time= 209.9 min calculated for 0.457 af (90% of inflow)
Center-of-Mass det. time= 143.3 min (836.8 - 693.5)

Volume	Invert	Avail.Storage	Storage Description
#1	178.00'	6,016 cf	**16.00'W x 47.00'L x 8.00'H Prismatoid**

Device	Routing	Invert	Outlet Devices
#1	Primary	178.00'	**10.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 178.00' / 177.71' S= 0.0145 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.55 sf
#2	Device 1	178.00'	**2.2" Vert. Orifice/Grate** C= 0.600
#3	Device 1	185.70'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=0.35 cfs @ 10.07 hrs HW=185.67' TW=177.39' (Dynamic Tailwater)
└**1=Culvert** (Passes 0.35 cfs of 7.07 cfs potential flow)
  ├**2=Orifice/Grate** (Orifice Controls 0.35 cfs @ 13.26 fps)
  └**3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1P: Detention Facility



Summary for Pond AP: REGIONAL FACILITY

[44] Hint: Outlet device #3 is below defined storage
[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=219)

Inflow Area = 119.230 ac, 76.15% Impervious, Inflow Depth > 1.69" for 2-YR event
Inflow = 32.58 cfs @ 7.90 hrs, Volume= 16.752 af
Outflow = 20.09 cfs @ 8.39 hrs, Volume= 16.753 af, Atten= 38%, Lag= 29.1 min
Primary = 20.09 cfs @ 8.39 hrs, Volume= 16.753 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 171.67' @ 8.39 hrs Surf.Area= 14,655 sf Storage= 30,005 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 4.5 min (721.0 - 716.4)

Volume	Invert	Avail.Storage	Storage Description
#1	168.50'	110,217 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

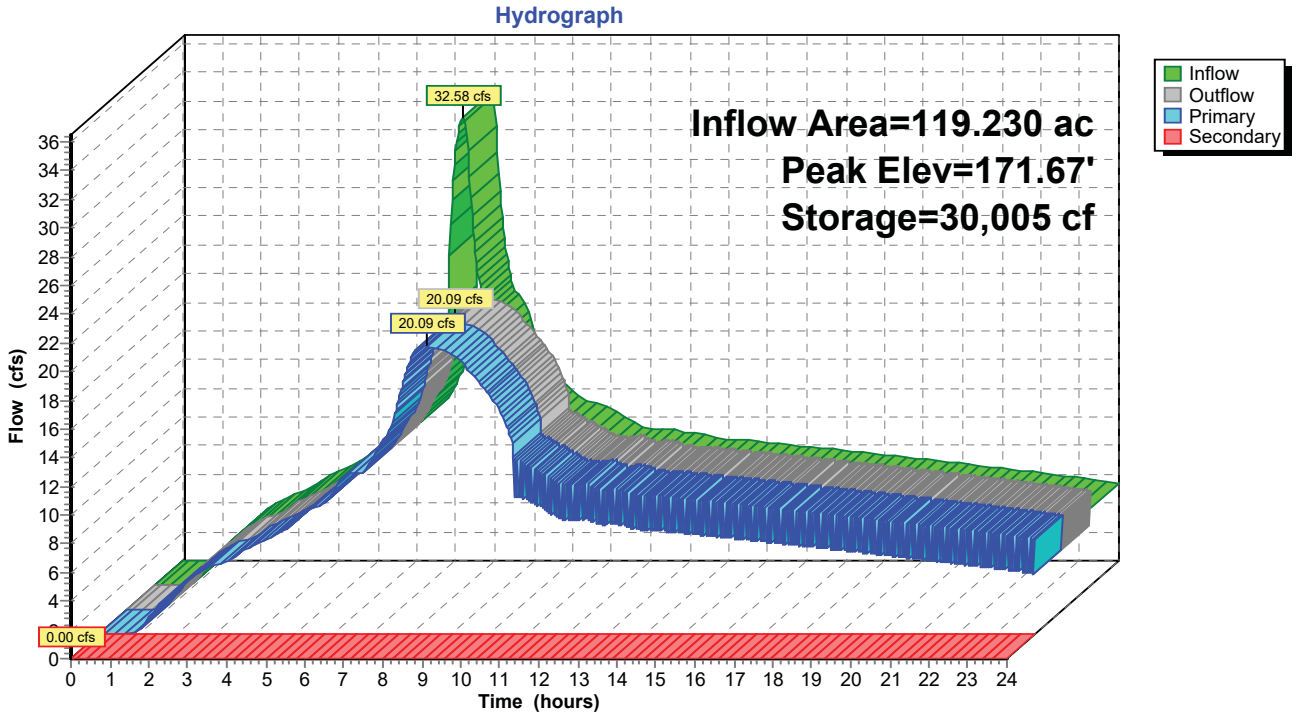
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
168.50	0	0	0
169.00	3,516	879	879
170.00	11,179	7,348	8,227
171.00	13,522	12,351	20,577
172.00	15,215	14,369	34,946
173.00	16,966	16,091	51,036
174.00	18,775	17,871	68,907
175.00	20,642	19,709	88,615
176.00	22,562	21,602	110,217

Device	Routing	Invert	Outlet Devices
#1	Primary	165.50'	**36.0" Round Culvert** L= 36.8' Ke= 0.500 Inlet / Outlet Invert= 165.50' / 165.00' S= 0.0136 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Device 1	165.70'	**18.0" Vert. Orifice/Grate** C= 0.620
#3	Device 2	167.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.620 Limited to weir flow at low heads
#4	Device 1	173.20'	**60.0" Horiz. Orifice/Grate** C= 0.620 Limited to weir flow at low heads
#5	Primary	175.25'	**30.0' long x 5.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#6	Secondary	168.04'	**30.0" Round Culvert** L= 44.9' Ke= 0.500 Inlet / Outlet Invert= 168.04' / 166.69' S= 0.0301 '/' Cc= 0.900 n= 0.013, Flow Area= 4.91 sf
#7	Device 6	173.51'	**60.0" Horiz. Secondary Emergency Overflow** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=20.09 cfs @ 8.39 hrs HW=171.67' TW=165.90' (Dynamic Tailwater)
- **1=Culvert** (Passes 20.09 cfs of 73.54 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 20.09 cfs @ 11.37 fps)
    - **3=Orifice/Grate** (Passes 20.09 cfs of 43.00 cfs potential flow)
  - **4=Orifice/Grate** (Controls 0.00 cfs)
- **5=Broad-Crested Rectangular Weir**(Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=168.50' TW=165.67' (Dynamic Tailwater)
- **6=Culvert** (Passes 0.00 cfs of 1.43 cfs potential flow)
  - **7=Secondary Emergency Overflow**(Controls 0.00 cfs)

Pond AP: REGIONAL FACILITY



Summary for Pond CB 3.12: 8"

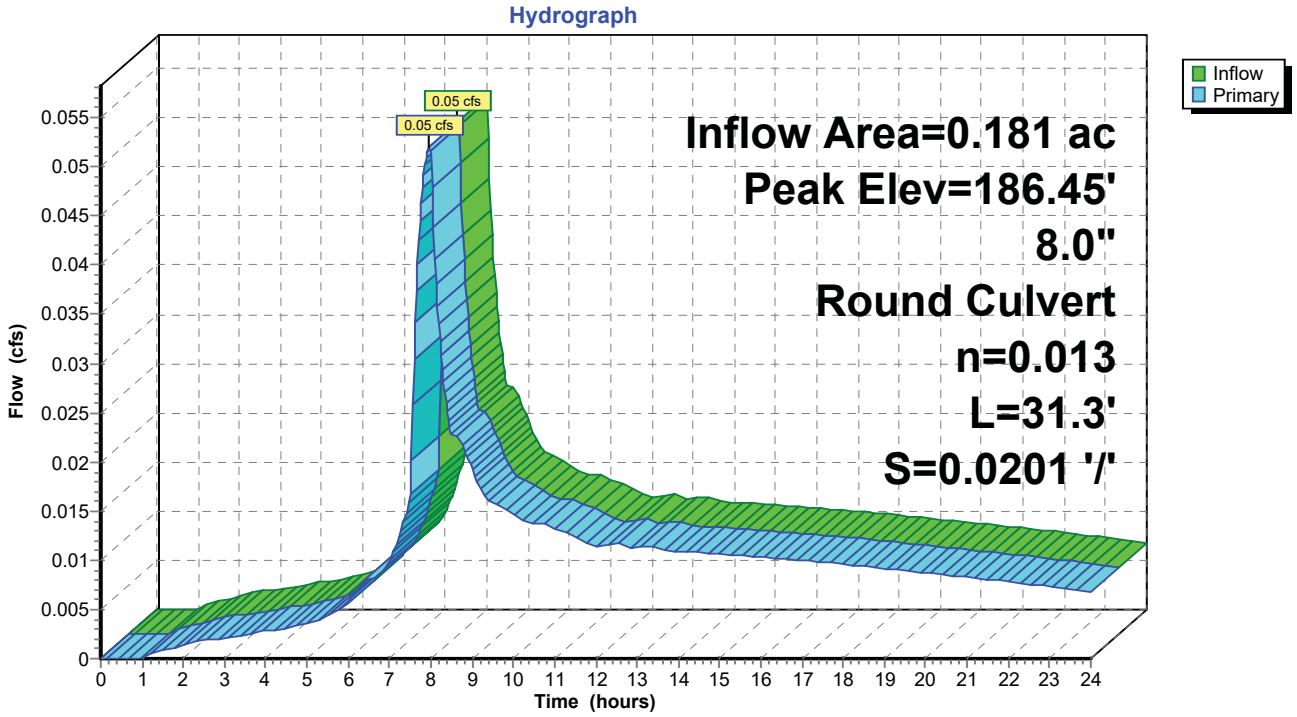
Inflow Area = 0.181 ac, 21.19% Impervious, Inflow Depth > 1.26" for 2-YR event
Inflow = 0.05 cfs @ 7.97 hrs, Volume= 0.019 af
Outflow = 0.05 cfs @ 7.97 hrs, Volume= 0.019 af, Atten= 0%, Lag= 0.0 min
Primary = 0.05 cfs @ 7.97 hrs, Volume= 0.019 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 186.45' @ 7.97 hrs
Flood Elev= 191.01'

Device	Routing	Invert	Outlet Devices
#1	Primary	186.33'	**8.0" Round Culvert** L= 31.3' Ke= 0.500 Inlet / Outlet Invert= 186.33' / 185.70' S= 0.0201 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.05 cfs @ 7.97 hrs HW=186.45' TW=181.13' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.05 cfs @ 1.19 fps)

Pond CB 3.12: 8"



Summary for Pond CB 3.16: 8"

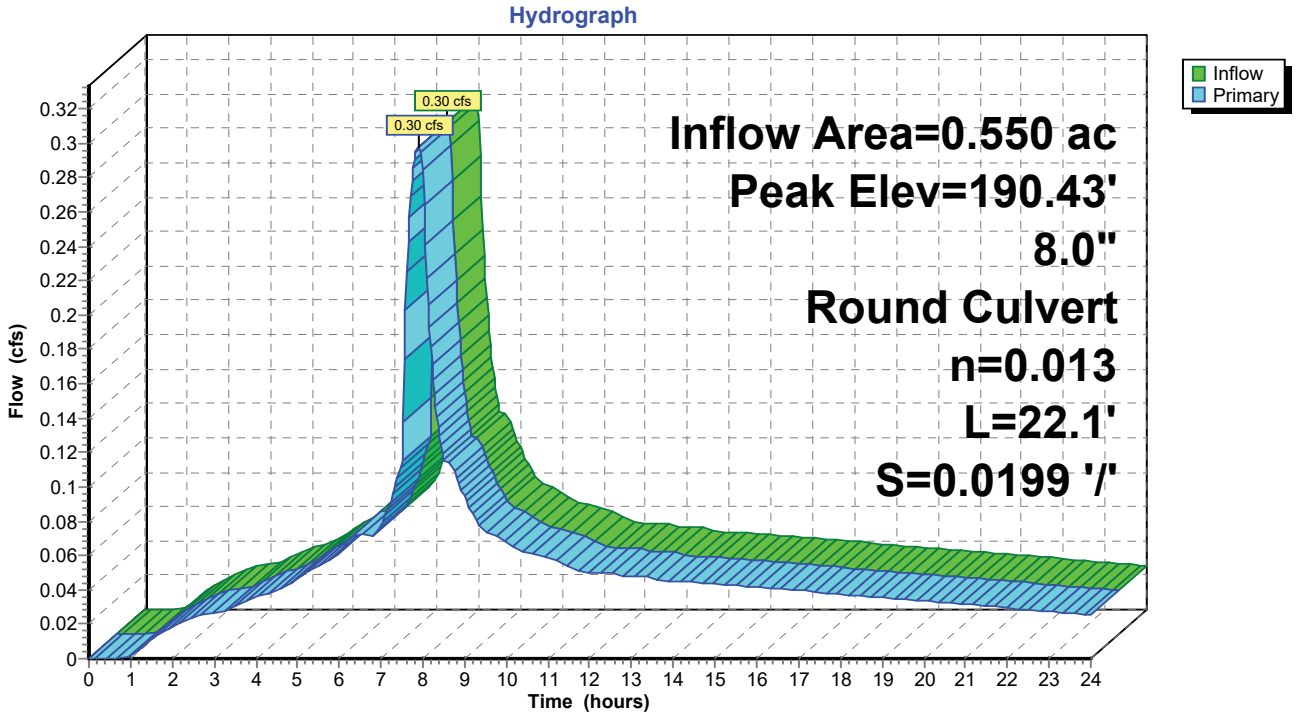
Inflow Area = 0.550 ac, 89.52% Impervious, Inflow Depth > 2.15" for 2-YR event
Inflow = 0.30 cfs @ 7.90 hrs, Volume= 0.098 af
Outflow = 0.30 cfs @ 7.90 hrs, Volume= 0.098 af, Atten= 0%, Lag= 0.0 min
Primary = 0.30 cfs @ 7.90 hrs, Volume= 0.098 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 190.43' @ 7.90 hrs
Flood Elev= 193.79'

Device	Routing	Invert	Outlet Devices
#1	Primary	190.12'	**8.0" Round Culvert** L= 22.1' Ke= 0.500 Inlet / Outlet Invert= 190.12' / 189.68' S= 0.0199 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.30 cfs @ 7.90 hrs HW=190.43' TW=183.36' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.30 cfs @ 1.89 fps)

Pond CB 3.16: 8"



Summary for Pond CO 3.11: 6"

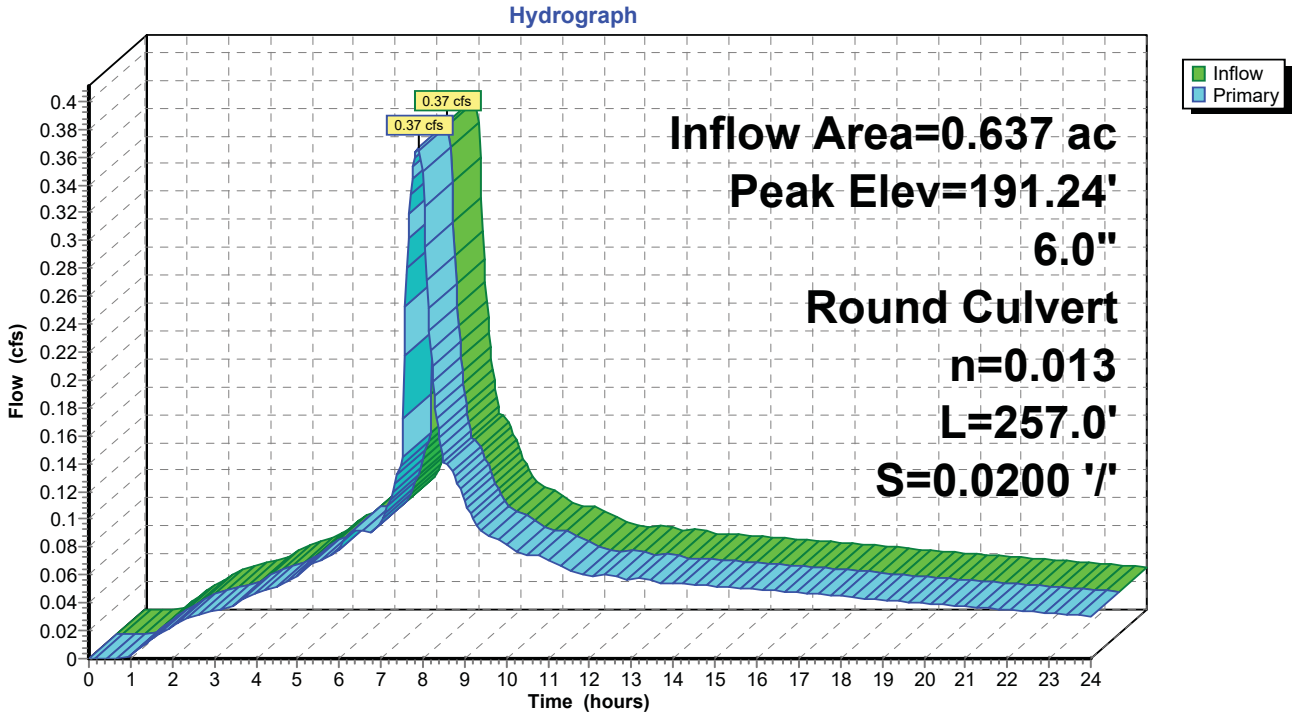
Inflow Area = 0.637 ac,100.00% Impervious, Inflow Depth > 2.27" for 2-YR event
Inflow = 0.37 cfs @ 7.89 hrs, Volume= 0.120 af
Outflow = 0.37 cfs @ 7.89 hrs, Volume= 0.120 af, Atten= 0%, Lag= 0.0 min
Primary = 0.37 cfs @ 7.89 hrs, Volume= 0.120 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 191.24' @ 7.89 hrs
Flood Elev= 195.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	190.84'	**6.0" Round Culvert** L= 257.0' Ke= 0.500 Inlet / Outlet Invert= 190.84' / 185.70' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf

Primary OutFlow Max=0.37 cfs @ 7.89 hrs HW=191.24' TW=181.14' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.37 cfs @ 2.16 fps)

Pond CO 3.11: 6"



Summary for Pond MH 1.1: 18"

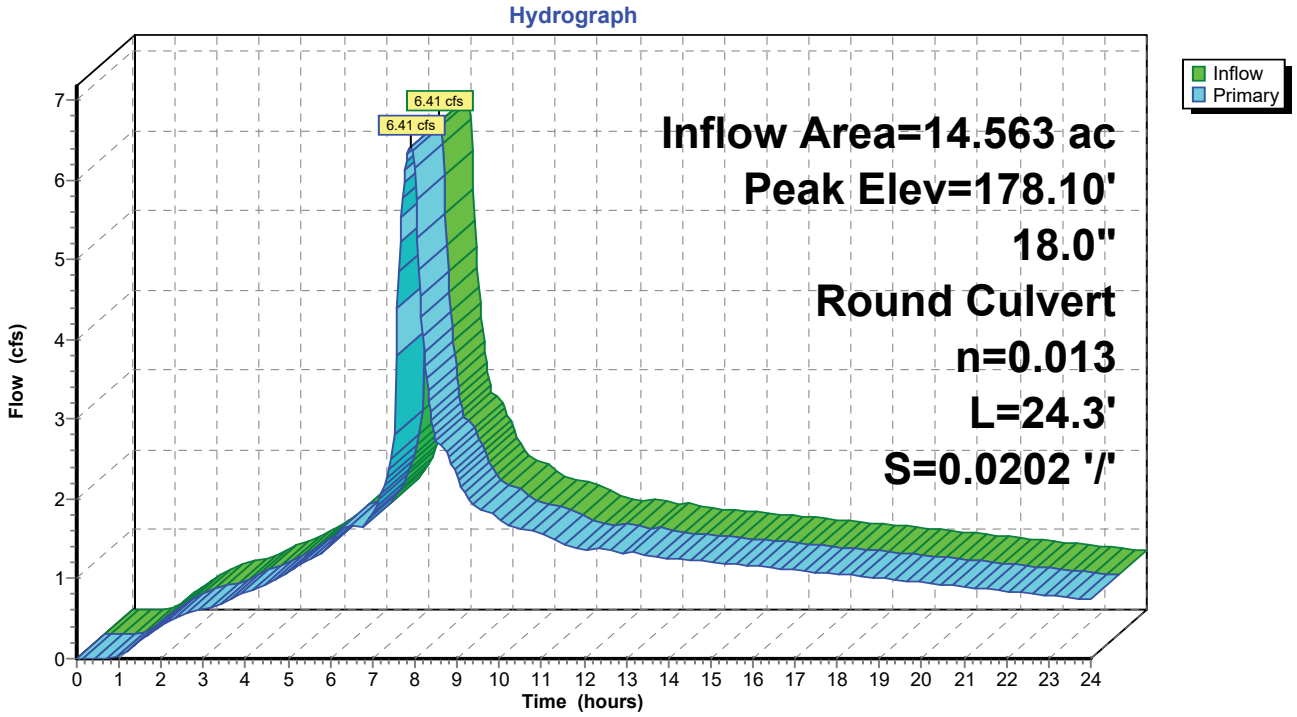
Inflow Area = 14.563 ac, 84.65% Impervious, Inflow Depth > 2.05" for 2-YR event
Inflow = 6.41 cfs @ 7.90 hrs, Volume= 2.486 af
Outflow = 6.41 cfs @ 7.90 hrs, Volume= 2.486 af, Atten= 0%, Lag= 0.0 min
Primary = 6.41 cfs @ 7.90 hrs, Volume= 2.486 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 178.10' @ 7.90 hrs
Flood Elev= 189.13'

Device	Routing	Invert	Outlet Devices
#1	Primary	176.79'	**18.0" Round Culvert** L= 24.3' Ke= 0.500 Inlet / Outlet Invert= 176.79' / 176.30' S= 0.0202 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=6.40 cfs @ 7.90 hrs HW=178.10' TW=175.47' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 6.40 cfs @ 3.90 fps)

Pond MH 1.1: 18"



Summary for Pond MH 1.2: 18"

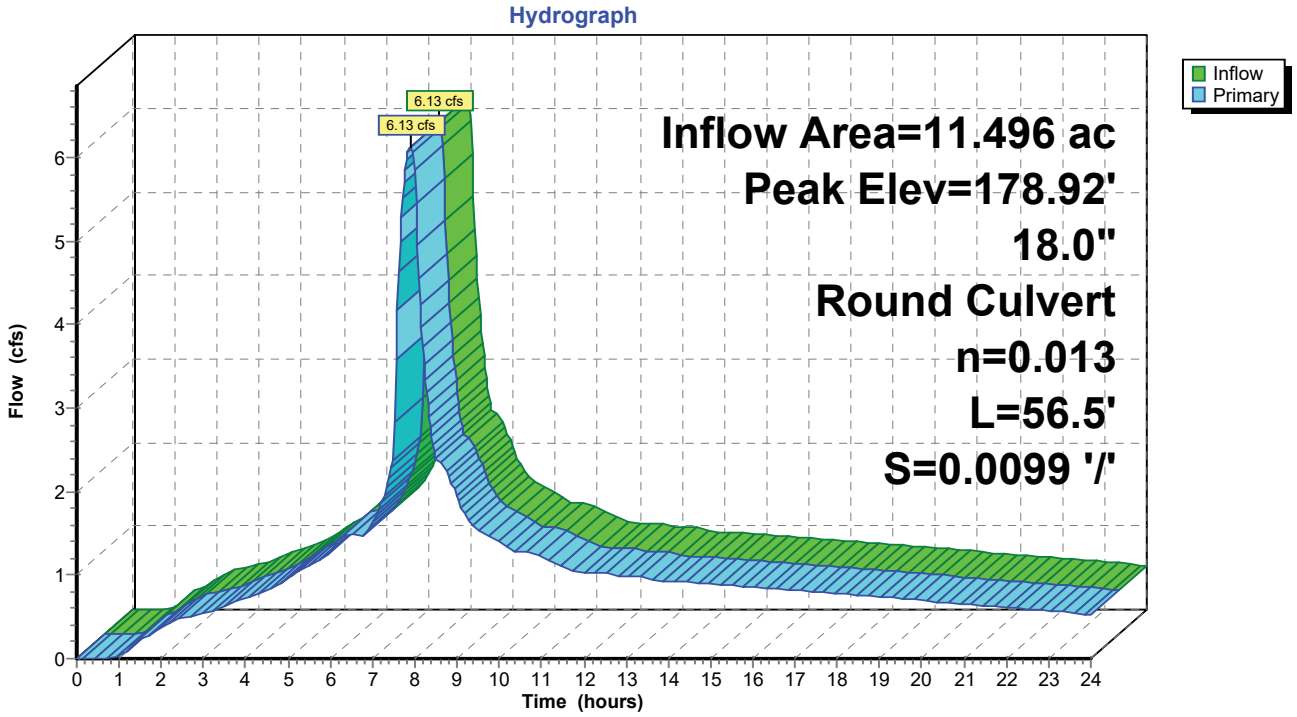
Inflow Area = 11.496 ac, 87.64% Impervious, Inflow Depth > 2.12" for 2-YR event
Inflow = 6.13 cfs @ 7.90 hrs, Volume= 2.029 af
Outflow = 6.13 cfs @ 7.90 hrs, Volume= 2.029 af, Atten= 0%, Lag= 0.0 min
Primary = 6.13 cfs @ 7.90 hrs, Volume= 2.029 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 178.92' @ 7.90 hrs
Flood Elev= 189.19'

Device	Routing	Invert	Outlet Devices
#1	Primary	177.55'	**18.0" Round Culvert** L= 56.5' Ke= 0.500 Inlet / Outlet Invert= 177.55' / 176.99' S= 0.0099 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=6.12 cfs @ 7.90 hrs HW=178.92' TW=178.10' (Dynamic Tailwater)
1=Culvert (Outlet Controls 6.12 cfs @ 4.75 fps)

Pond MH 1.2: 18"



Summary for Pond MH 1.3: 18"

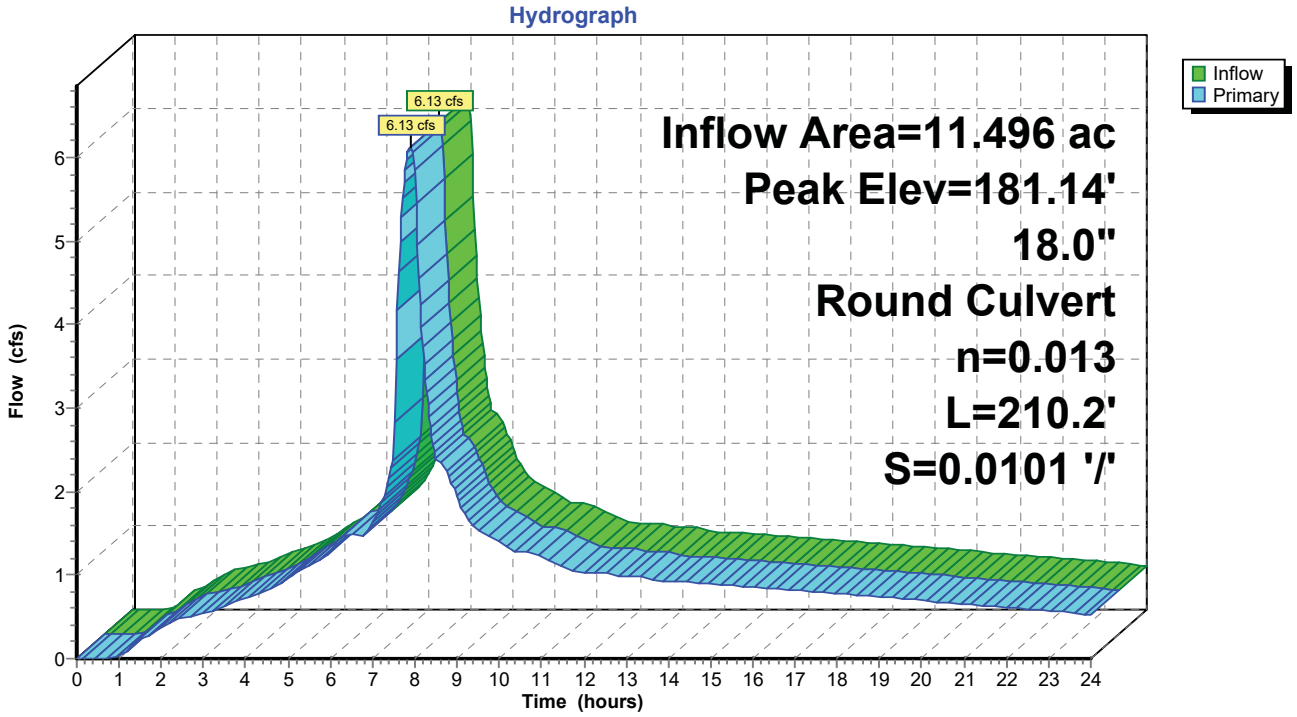
Inflow Area = 11.496 ac, 87.64% Impervious, Inflow Depth > 2.12" for 2-YR event
Inflow = 6.13 cfs @ 7.90 hrs, Volume= 2.029 af
Outflow = 6.13 cfs @ 7.90 hrs, Volume= 2.029 af, Atten= 0%, Lag= 0.0 min
Primary = 6.13 cfs @ 7.90 hrs, Volume= 2.029 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 181.14' @ 7.90 hrs
Flood Elev= 194.82'

Device	Routing	Invert	Outlet Devices
#1	Primary	179.87'	**18.0" Round Culvert** L= 210.2' Ke= 0.500 Inlet / Outlet Invert= 179.87' / 177.75' S= 0.0101 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=6.12 cfs @ 7.90 hrs HW=181.14' TW=178.92' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 6.12 cfs @ 3.84 fps)

Pond MH 1.3: 18"



Summary for Pond MH 1.4: 18"

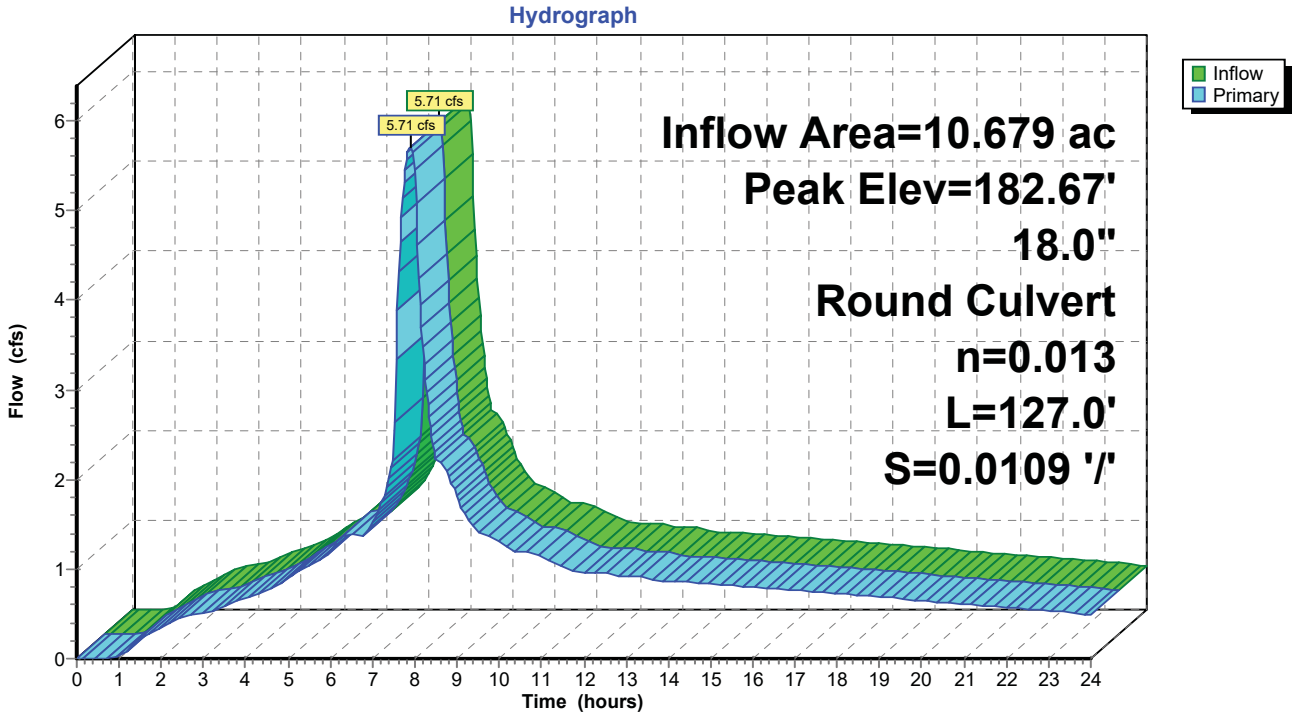
Inflow Area = 10.679 ac, 88.03% Impervious, Inflow Depth > 2.12" for 2-YR event
Inflow = 5.71 cfs @ 7.90 hrs, Volume= 1.890 af
Outflow = 5.71 cfs @ 7.90 hrs, Volume= 1.890 af, Atten= 0%, Lag= 0.0 min
Primary = 5.71 cfs @ 7.90 hrs, Volume= 1.890 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 182.67' @ 7.90 hrs
Flood Elev= 194.75'

Device	Routing	Invert	Outlet Devices
#1	Primary	181.46'	**18.0" Round Culvert** L= 127.0' Ke= 0.500 Inlet / Outlet Invert= 181.46' / 180.07' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=5.71 cfs @ 7.90 hrs HW=182.67' TW=181.14' (Dynamic Tailwater)
1=Culvert (Inlet Controls 5.71 cfs @ 3.74 fps)

Pond MH 1.4: 18"



Summary for Pond MH 1.4.1: 18"

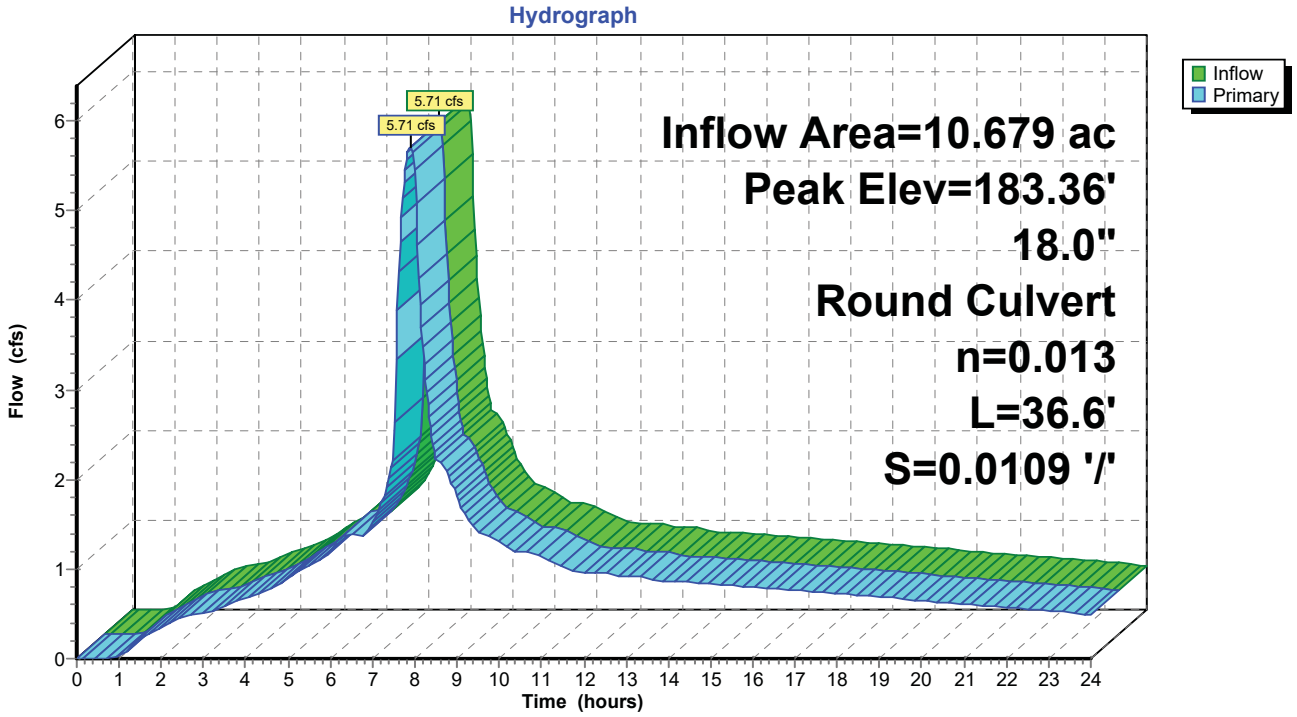
Inflow Area = 10.679 ac, 88.03% Impervious, Inflow Depth > 2.12" for 2-YR event
Inflow = 5.71 cfs @ 7.90 hrs, Volume= 1.890 af
Outflow = 5.71 cfs @ 7.90 hrs, Volume= 1.890 af, Atten= 0%, Lag= 0.0 min
Primary = 5.71 cfs @ 7.90 hrs, Volume= 1.890 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 183.36' @ 7.90 hrs
Flood Elev= 194.37'

Device	Routing	Invert	Outlet Devices
#1	Primary	182.06'	**18.0" Round Culvert** L= 36.6' Ke= 0.500 Inlet / Outlet Invert= 182.06' / 181.66' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=5.71 cfs @ 7.90 hrs HW=183.36' TW=182.67' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 5.71 cfs @ 4.67 fps)

Pond MH 1.4.1: 18"



Summary for Pond MH 1.4.2: 18"

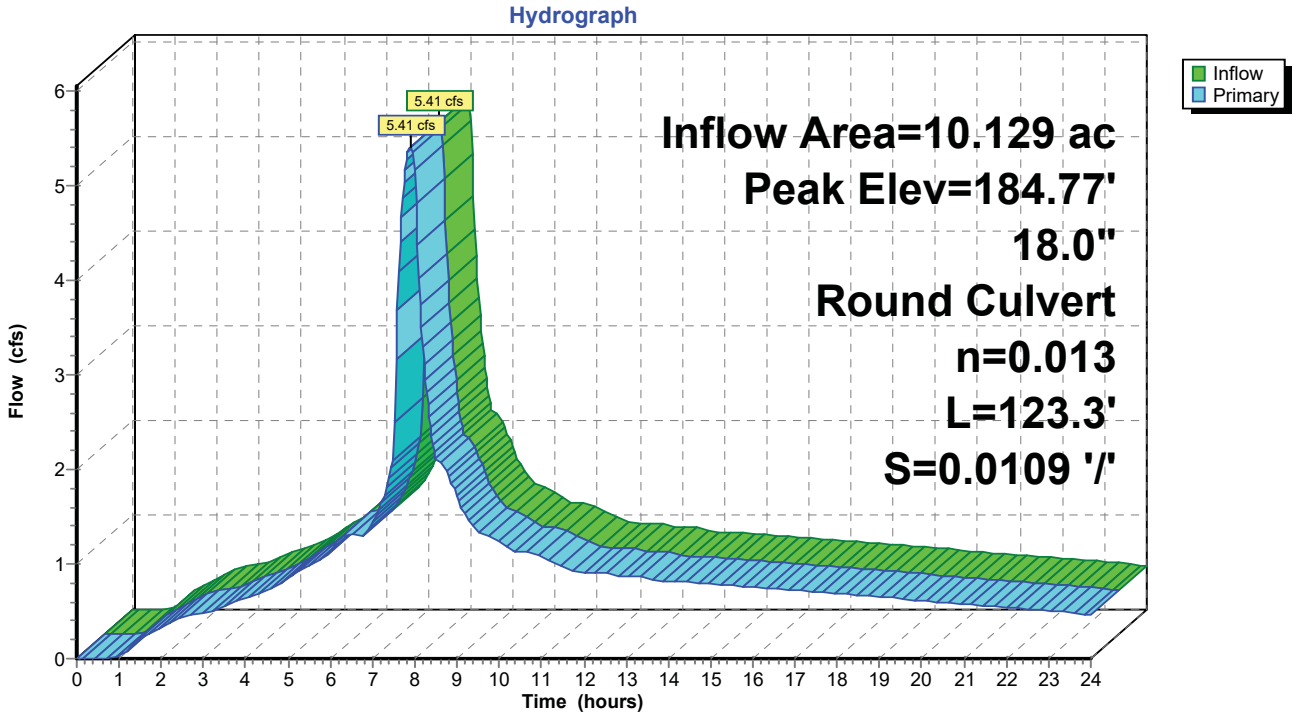
Inflow Area = 10.129 ac, 87.95% Impervious, Inflow Depth > 2.12" for 2-YR event
Inflow = 5.41 cfs @ 7.90 hrs, Volume= 1.791 af
Outflow = 5.41 cfs @ 7.90 hrs, Volume= 1.791 af, Atten= 0%, Lag= 0.0 min
Primary = 5.41 cfs @ 7.90 hrs, Volume= 1.791 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 184.77' @ 7.90 hrs
Flood Elev= 197.05'

Device	Routing	Invert	Outlet Devices
#1	Primary	183.61'	**18.0" Round Culvert** L= 123.3' Ke= 0.500 Inlet / Outlet Invert= 183.61' / 182.26' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=5.41 cfs @ 7.90 hrs HW=184.77' TW=183.36' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 5.41 cfs @ 3.67 fps)

Pond MH 1.4.2: 18"



Summary for Pond MH 1.5: 18"

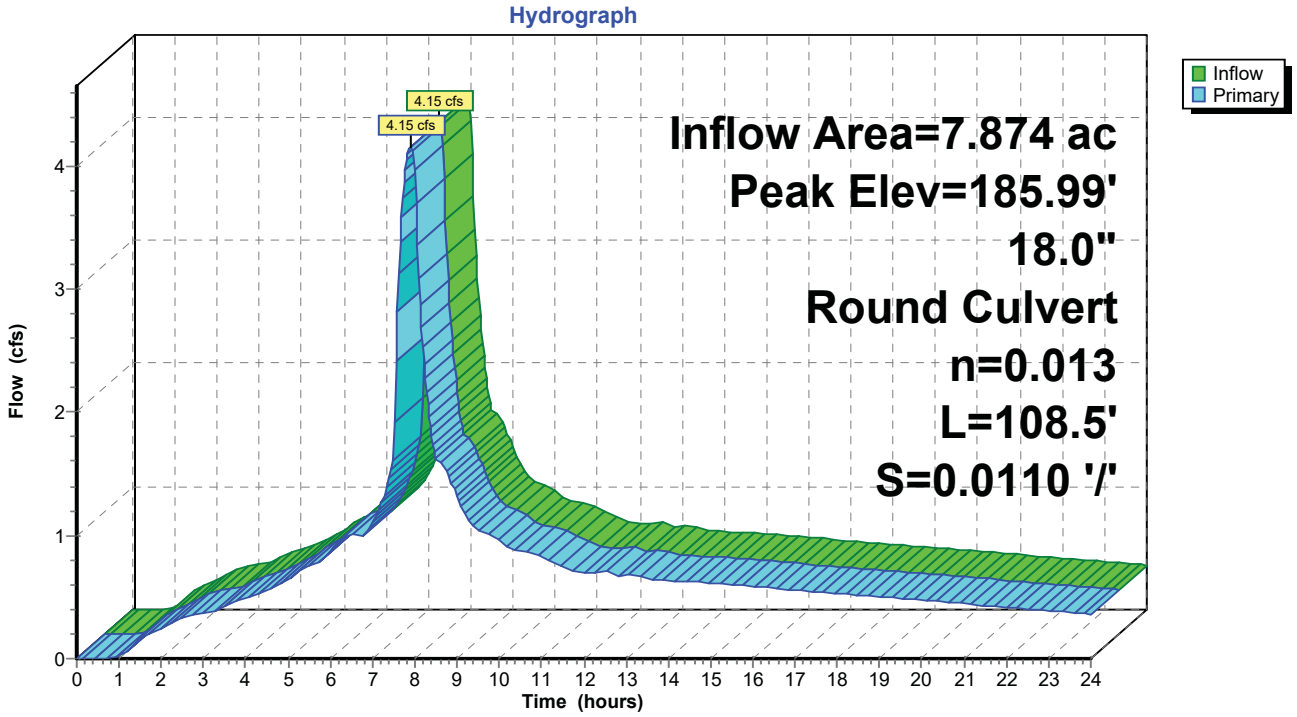
Inflow Area = 7.874 ac, 86.37% Impervious, Inflow Depth > 2.10" for 2-YR event
Inflow = 4.15 cfs @ 7.90 hrs, Volume= 1.378 af
Outflow = 4.15 cfs @ 7.90 hrs, Volume= 1.378 af, Atten= 0%, Lag= 0.0 min
Primary = 4.15 cfs @ 7.90 hrs, Volume= 1.378 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 185.99' @ 7.90 hrs
Flood Elev= 196.34'

Device	Routing	Invert	Outlet Devices
#1	Primary	185.00'	**18.0" Round Culvert** L= 108.5' Ke= 0.500 Inlet / Outlet Invert= 185.00' / 183.81' S= 0.0110 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=4.15 cfs @ 7.90 hrs HW=185.99' TW=184.77' (Dynamic Tailwater)
1=Culvert (Outlet Controls 4.15 cfs @ 4.74 fps)

Pond MH 1.5: 18"



Summary for Pond MH 1.6: 15"

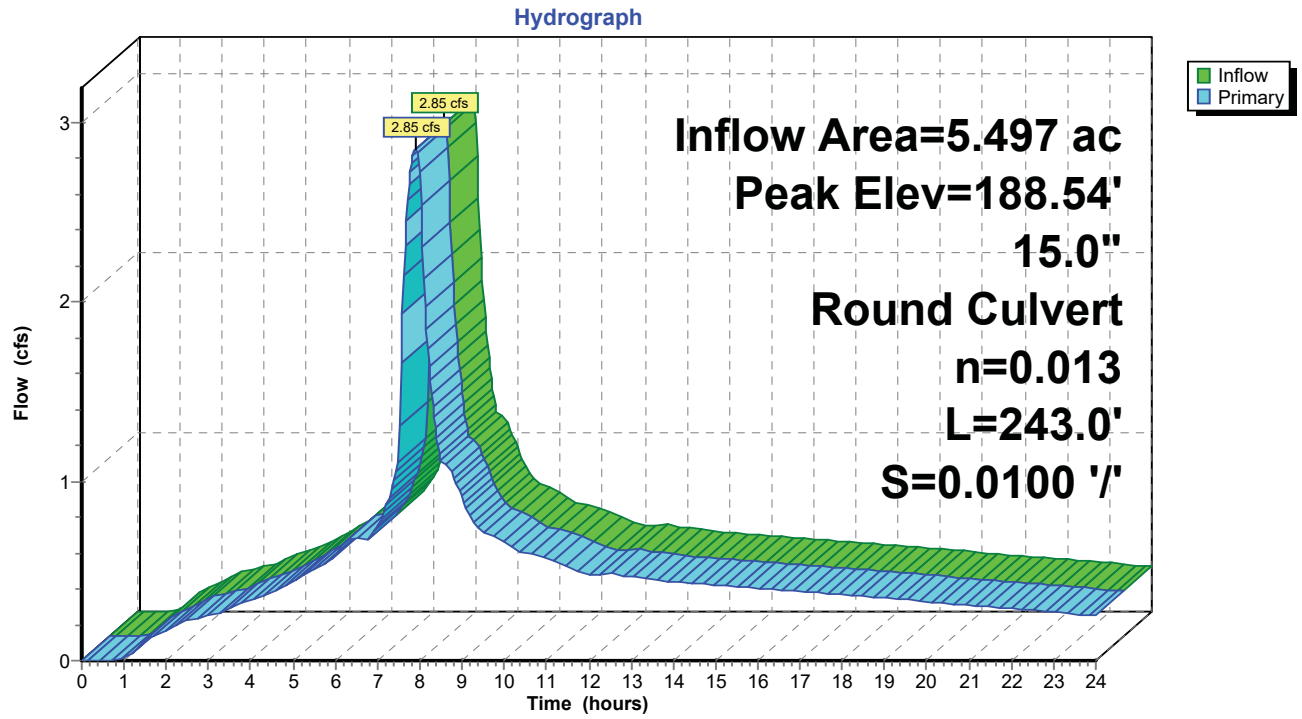
Inflow Area = 5.497 ac, 84.70% Impervious, Inflow Depth > 2.07" for 2-YR event
Inflow = 2.85 cfs @ 7.90 hrs, Volume= 0.949 af
Outflow = 2.85 cfs @ 7.90 hrs, Volume= 0.949 af, Atten= 0%, Lag= 0.0 min
Primary = 2.85 cfs @ 7.90 hrs, Volume= 0.949 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 188.54' @ 7.90 hrs
Flood Elev= 195.01'

Device	Routing	Invert	Outlet Devices
#1	Primary	187.68'	**15.0" Round Culvert** L= 243.0' Ke= 0.500 Inlet / Outlet Invert= 187.68' / 185.25' S= 0.0100 '/' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=2.85 cfs @ 7.90 hrs HW=188.54' TW=185.99' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 2.85 cfs @ 3.16 fps)

Pond MH 1.6: 15"



Post-Developed 5-yr Storm Event Peak Flow Calculations

Summary for Subcatchment 3.11S: Parkway Village South

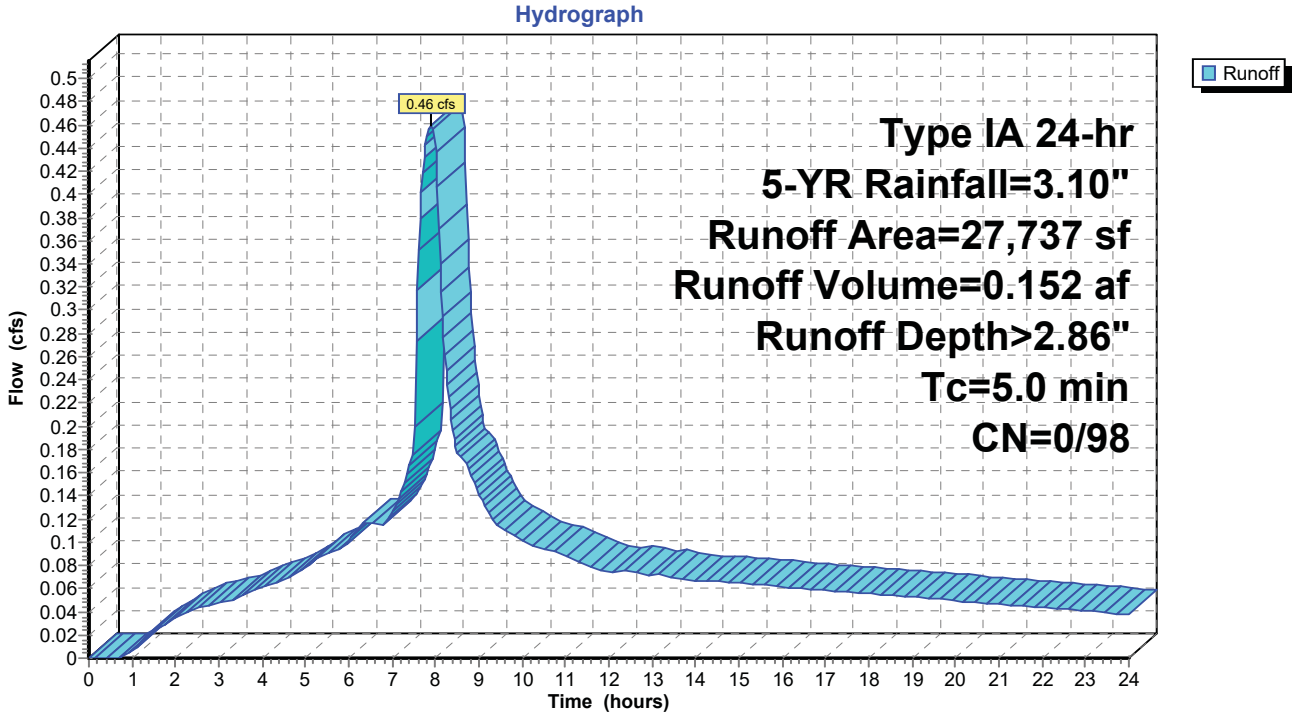
Runoff = 0.46 cfs @ 7.89 hrs, Volume= 0.152 af, Depth> 2.86"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 5-YR Rainfall=3.10"

	Area (sf)	CN	Description
*	27,737	98	Impervious
*	0	86	Landscaping, HSC C
	27,737	98	Weighted Average
	27,737		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.11S: Parkway Village South



Summary for Subcatchment 3.12S: Parkway Village South

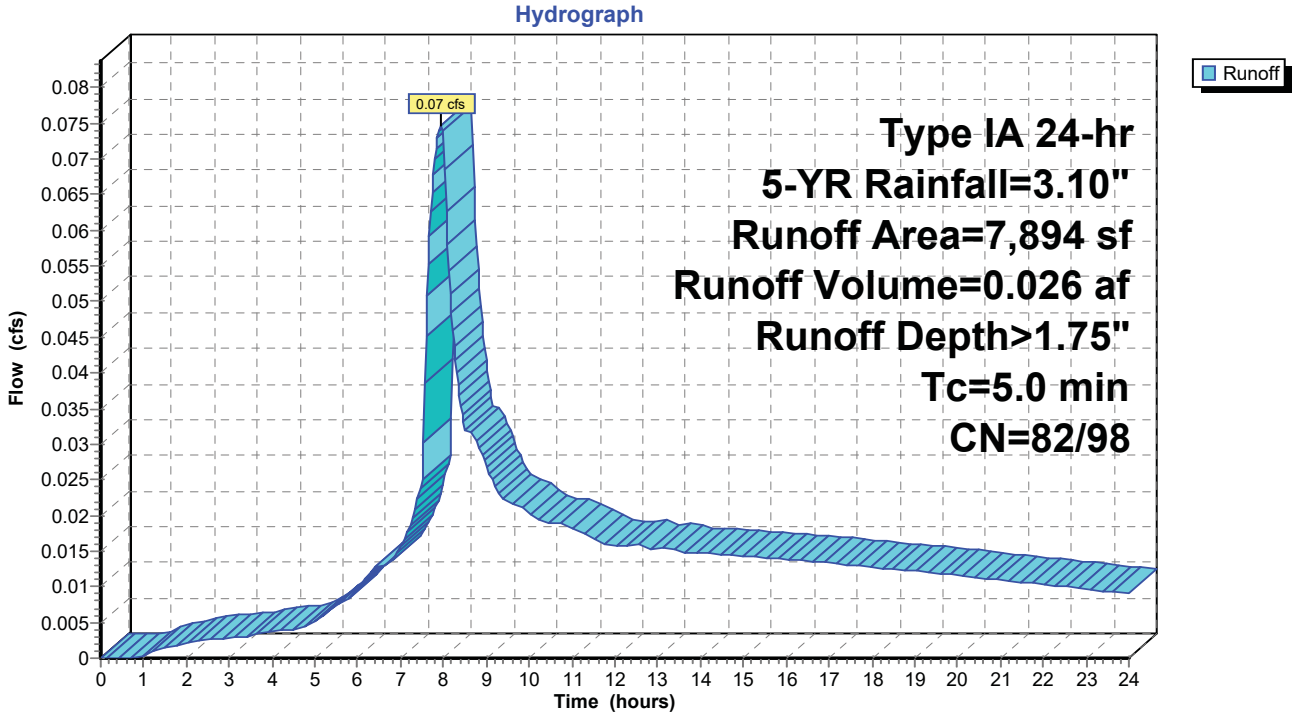
Runoff = 0.07 cfs @ 7.96 hrs, Volume= 0.026 af, Depth> 1.75"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 5-YR Rainfall=3.10"

	Area (sf)	CN	Description
*	1,673	98	Impervious
*	2,388	86	Landscaping, HSC C
*	3,833	79	Grasscrete
	7,894	85	Weighted Average
	6,221		78.81% Pervious Area
	1,673		21.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.12S: Parkway Village South



Summary for Subcatchment 3.13S: Parkway Village South

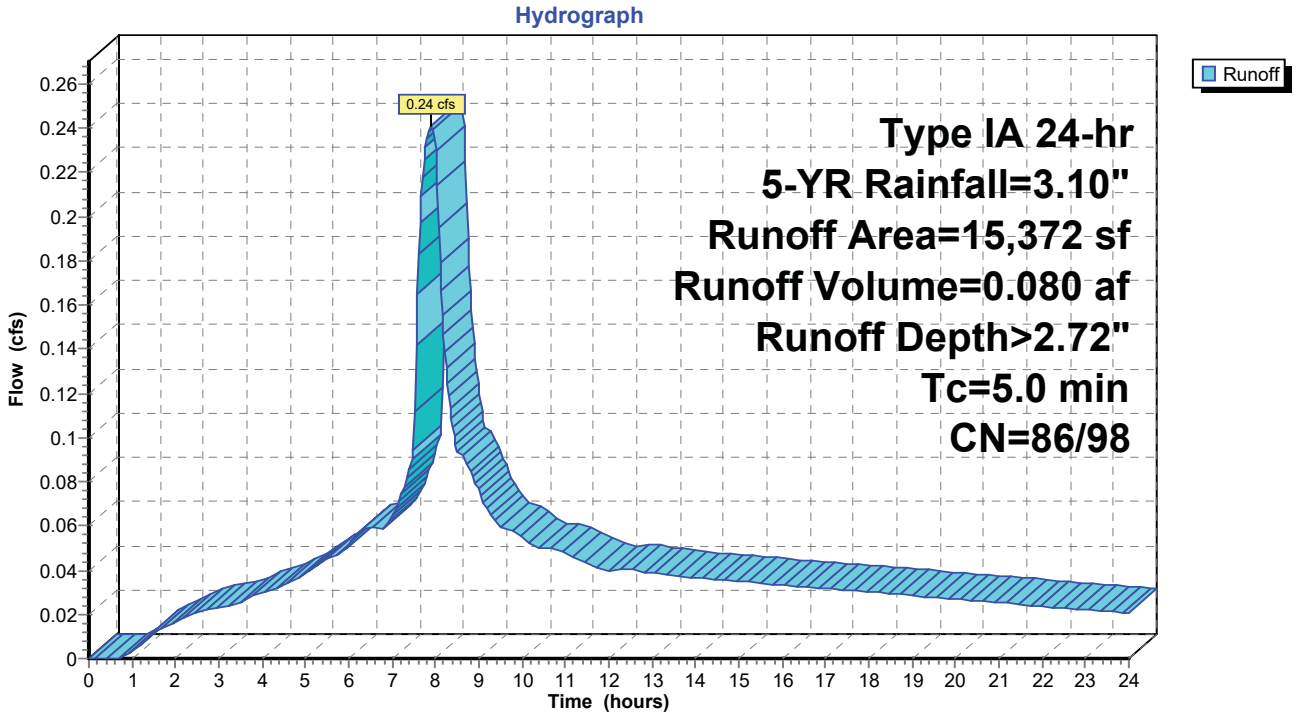
Runoff = 0.24 cfs @ 7.89 hrs, Volume= 0.080 af, Depth> 2.72"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 5-YR Rainfall=3.10"

	Area (sf)	CN	Description
*	13,417	98	Impervious
*	1,955	86	Landscaping, HSC C
	15,372	96	Weighted Average
	1,955		12.72% Pervious Area
	13,417		87.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.13S: Parkway Village South



Summary for Subcatchment 3.16S: Parkway Village South

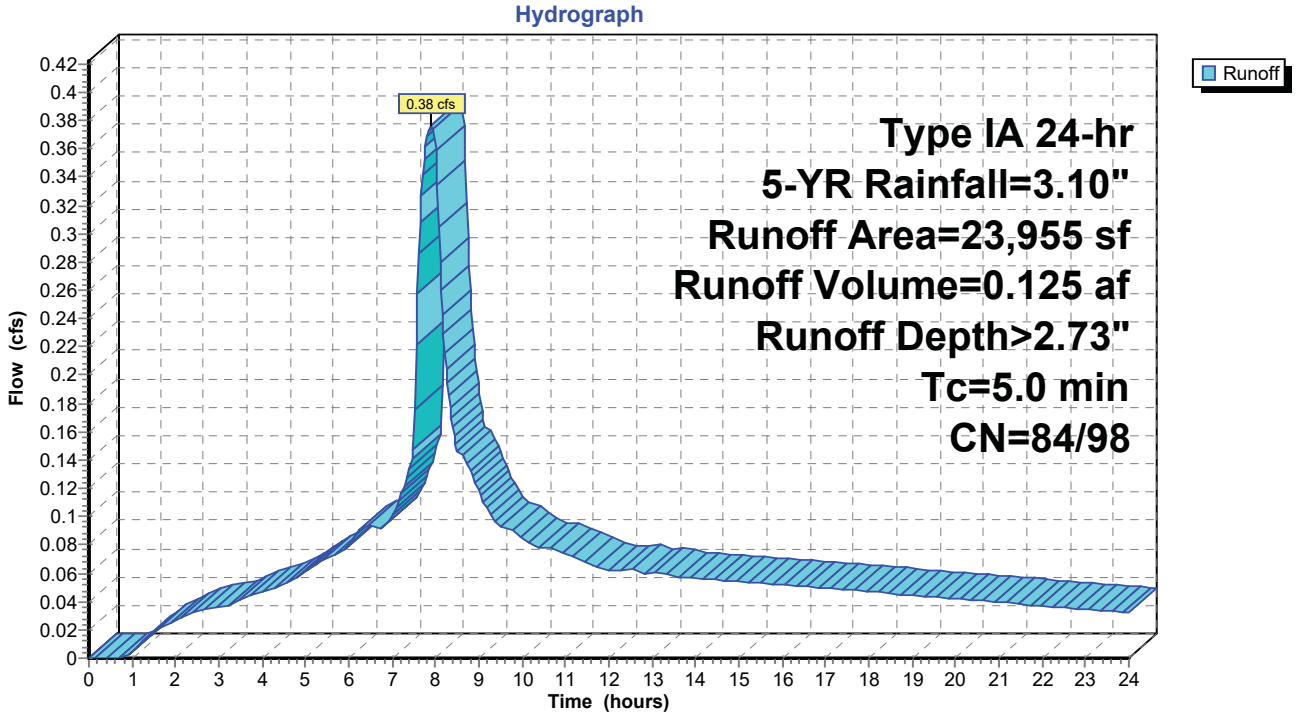
Runoff = 0.38 cfs @ 7.89 hrs, Volume= 0.125 af, Depth> 2.73"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 5-YR Rainfall=3.10"

	Area (sf)	CN	Description
*	21,445	98	Impervious
*	1,954	86	Landscaping, HSC C
*	556	79	Grasscrete
	23,955	97	Weighted Average
	2,510		10.48% Pervious Area
	21,445		89.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.16S: Parkway Village South



Summary for Subcatchment 3.17S: Parkway Village South

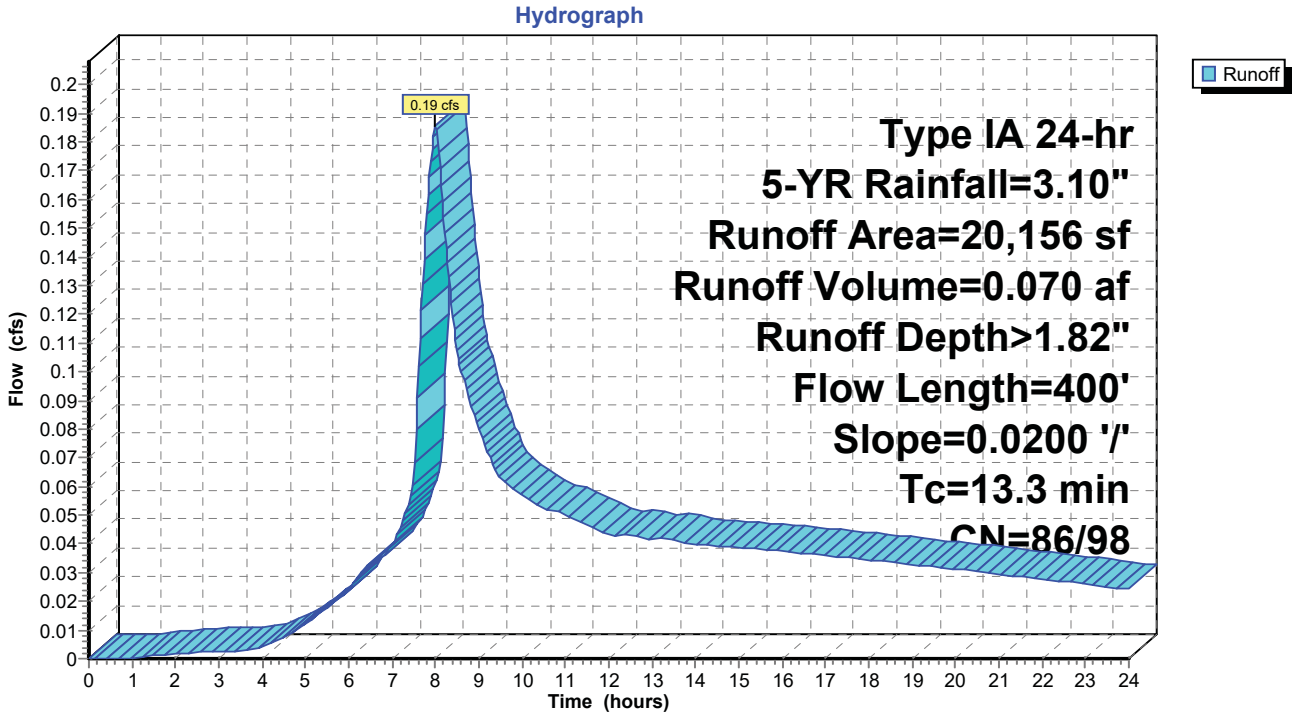
Runoff = 0.19 cfs @ 8.00 hrs, Volume= 0.070 af, Depth> 1.82"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 5-YR Rainfall=3.10"

	Area (sf)	CN	Description
*	1,500	98	Impervious
*	18,656	86	Landscaping, HSC C
	20,156	87	Weighted Average
	18,656		92.56% Pervious Area
	1,500		7.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"
2.2	300	0.0200	2.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
13.3	400	Total			

Subcatchment 3.17S: Parkway Village South



Summary for Subcatchment 3.18S: Parkway Village South (portion of site within 5S)

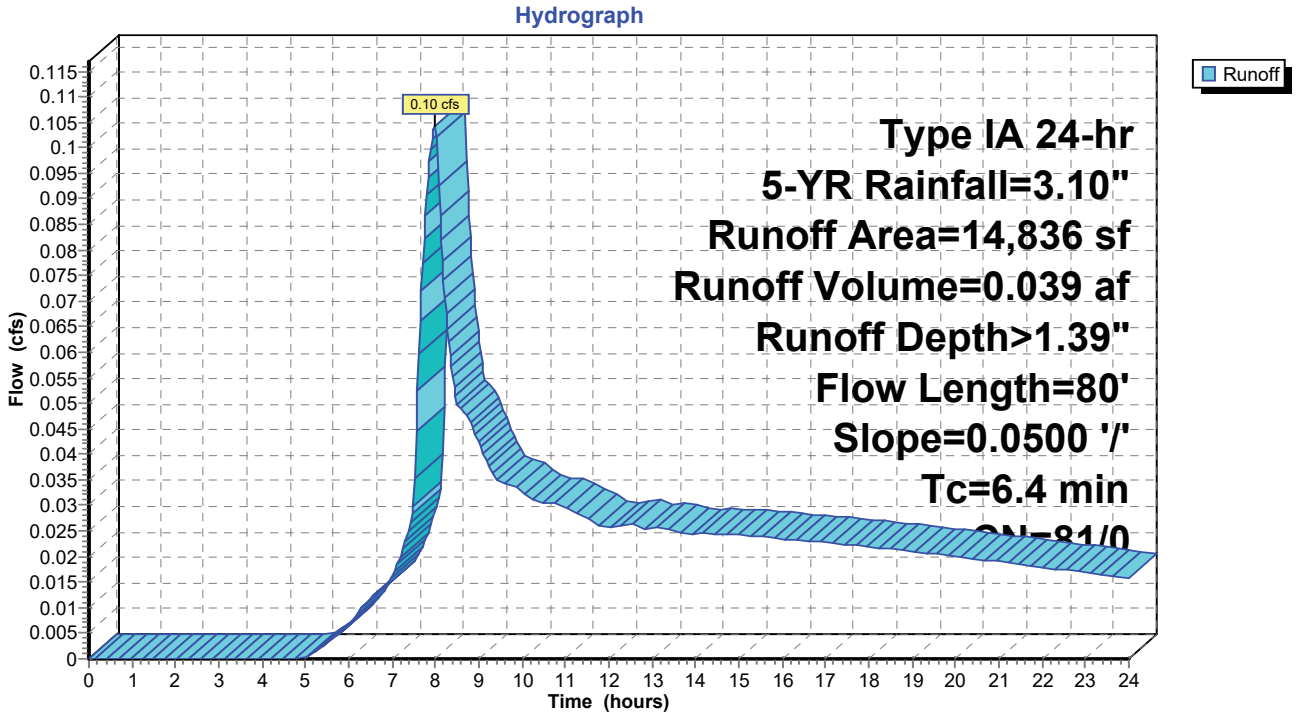
Runoff = 0.10 cfs @ 7.98 hrs, Volume= 0.039 af, Depth> 1.39"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 5-YR Rainfall=3.10"

	Area (sf)	CN	Description
*	14,836	81	VEGETATED CORRIDOR
	14,836		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	80	0.0500	0.21		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 3.18S: Parkway Village South (portion of site within 5S)



Summary for Subcatchment 3.19S: Parkway Village South (Future)

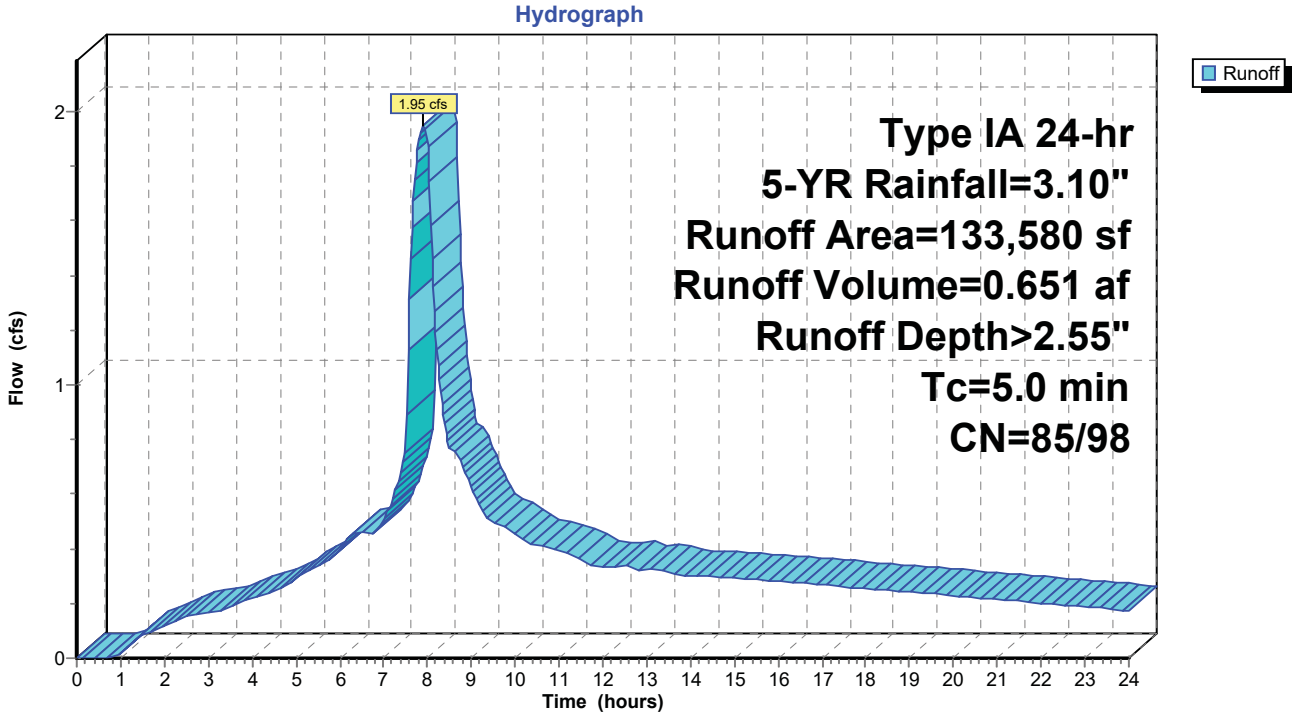
Runoff = 1.95 cfs @ 7.90 hrs, Volume= 0.651 af, Depth> 2.55"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 5-YR Rainfall=3.10"

	Area (sf)	CN	Description
*	98,108	98	Impervious
*	31,716	86	Landscaping, HSC C
*	3,756	79	Grasscrete
	133,580	95	Weighted Average
	35,472		26.55% Pervious Area
	98,108		73.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.19S: Parkway Village South (Future)



Summary for Pond 1P: Detention Facility

Inflow Area = 3.067 ac, 73.45% Impervious, Inflow Depth > 2.55" for 5-YR event
Inflow = 1.95 cfs @ 7.90 hrs, Volume= 0.651 af
Outflow = 1.53 cfs @ 8.09 hrs, Volume= 0.578 af, Atten= 22%, Lag= 11.1 min
Primary = 1.53 cfs @ 8.09 hrs, Volume= 0.578 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 185.90' @ 8.09 hrs Surf.Area= 752 sf Storage= 5,943 cf

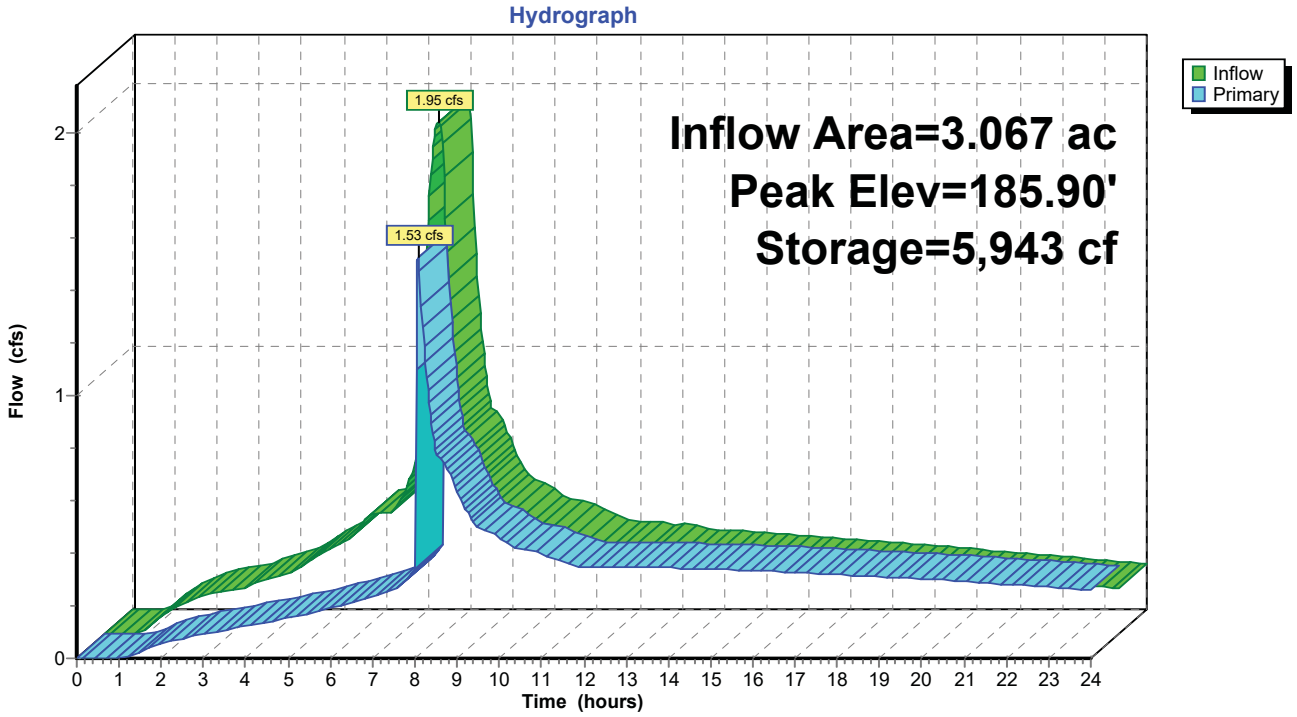
Plug-Flow detention time= 195.5 min calculated for 0.578 af (89% of inflow)
Center-of-Mass det. time= 117.8 min (804.4 - 686.6)

Volume	Invert	Avail.Storage	Storage Description
#1	178.00'	6,016 cf	**16.00'W x 47.00'L x 8.00'H Prismatoid**

Device	Routing	Invert	Outlet Devices
#1	Primary	178.00'	**10.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 178.00' / 177.71' S= 0.0145 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.55 sf
#2	Device 1	178.00'	**2.2" Vert. Orifice/Grate** C= 0.600
#3	Device 1	185.70'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=1.52 cfs @ 8.09 hrs HW=185.90' TW=178.32' (Dynamic Tailwater)
└**1=Culvert** (Passes 1.52 cfs of 7.18 cfs potential flow)
  ├**2=Orifice/Grate** (Orifice Controls 0.35 cfs @ 13.26 fps)
  └**3=Sharp-Crested Rectangular Weir** (Weir Controls 1.17 cfs @ 1.47 fps)

Pond 1P: Detention Facility



Summary for Pond CB 3.12: 8"

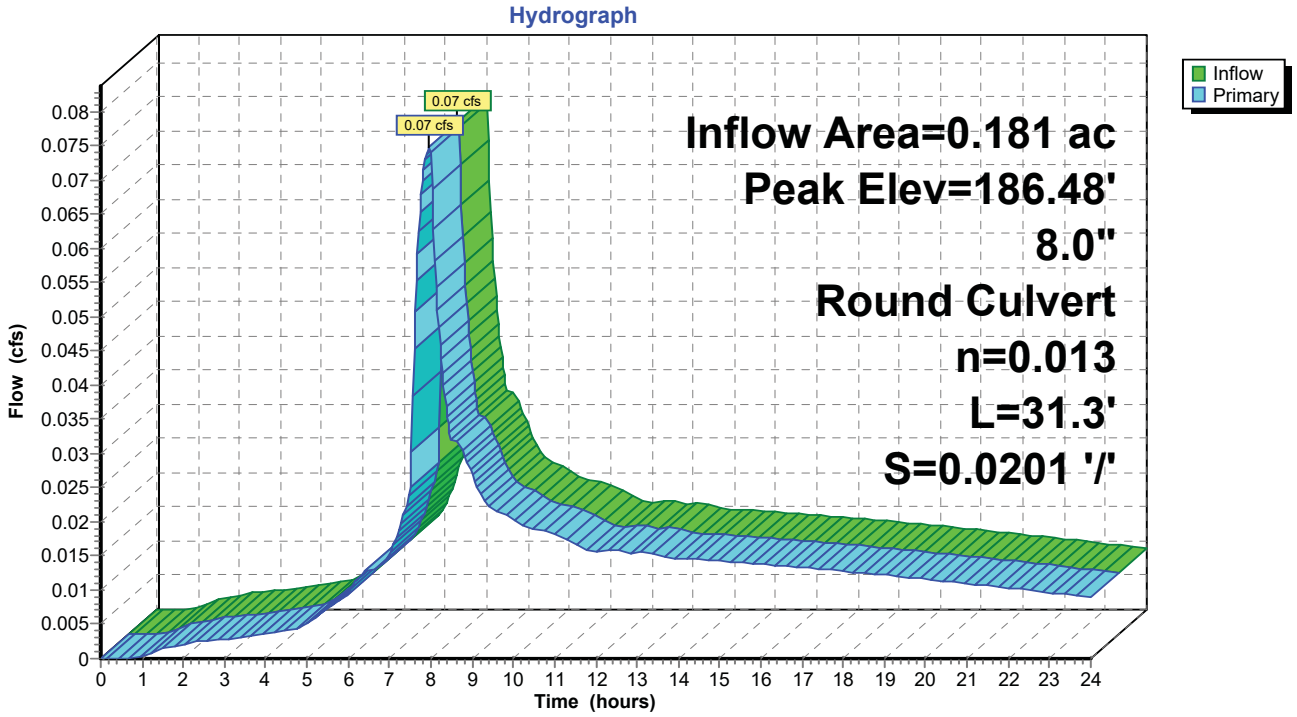
Inflow Area = 0.181 ac, 21.19% Impervious, Inflow Depth > 1.75" for 5-YR event
Inflow = 0.07 cfs @ 7.96 hrs, Volume= 0.026 af
Outflow = 0.07 cfs @ 7.96 hrs, Volume= 0.026 af, Atten= 0%, Lag= 0.0 min
Primary = 0.07 cfs @ 7.96 hrs, Volume= 0.026 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 186.48' @ 7.96 hrs
Flood Elev= 191.01'

Device	Routing	Invert	Outlet Devices
#1	Primary	186.33'	**8.0" Round Culvert** L= 31.3' Ke= 0.500 Inlet / Outlet Invert= 186.33' / 185.70' S= 0.0201 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.07 cfs @ 7.96 hrs HW=186.48' TW=181.44' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 0.07 cfs @ 1.31 fps)

Pond CB 3.12: 8"



Summary for Pond CB 3.16: 8"

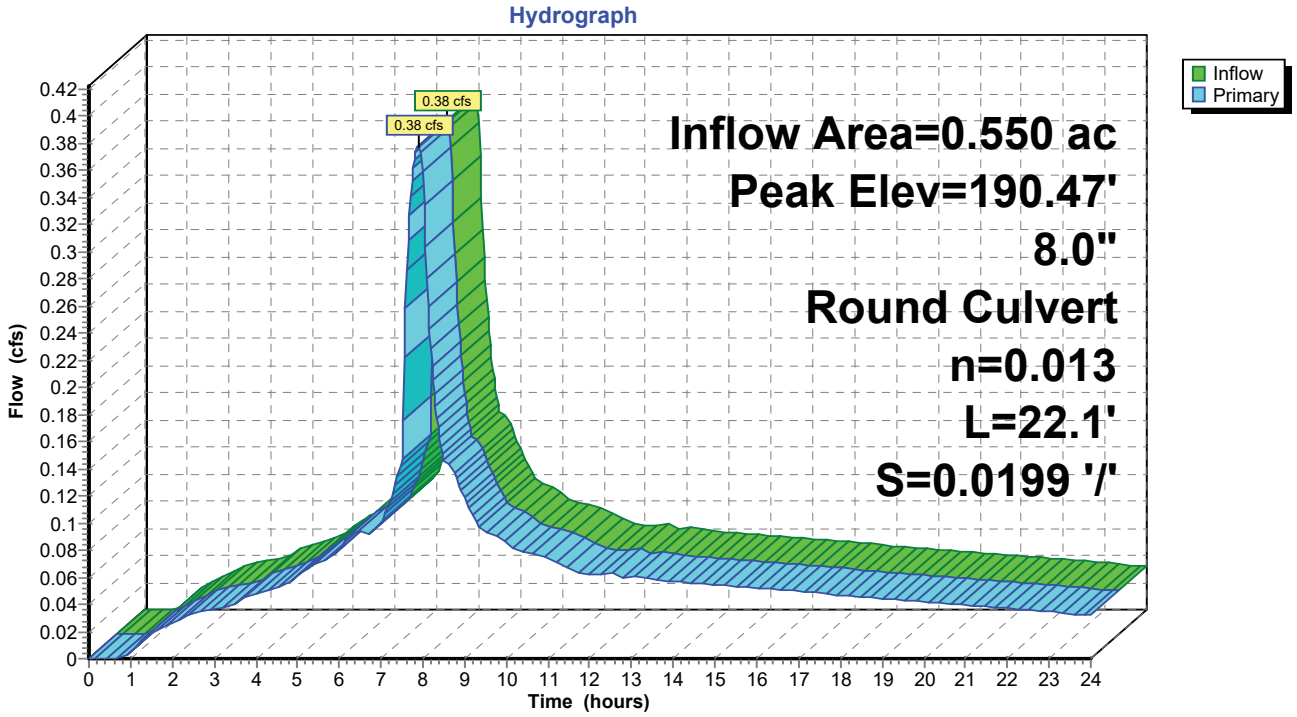
Inflow Area = 0.550 ac, 89.52% Impervious, Inflow Depth > 2.73" for 5-YR event
Inflow = 0.38 cfs @ 7.89 hrs, Volume= 0.125 af
Outflow = 0.38 cfs @ 7.89 hrs, Volume= 0.125 af, Atten= 0%, Lag= 0.0 min
Primary = 0.38 cfs @ 7.89 hrs, Volume= 0.125 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 190.47' @ 7.89 hrs
Flood Elev= 193.79'

Device	Routing	Invert	Outlet Devices
#1	Primary	190.12'	**8.0" Round Culvert** L= 22.1' Ke= 0.500 Inlet / Outlet Invert= 190.12' / 189.68' S= 0.0199 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.38 cfs @ 7.89 hrs HW=190.47' TW=183.65' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.38 cfs @ 2.02 fps)

Pond CB 3.16: 8"



Summary for Pond CO 3.11: 6"

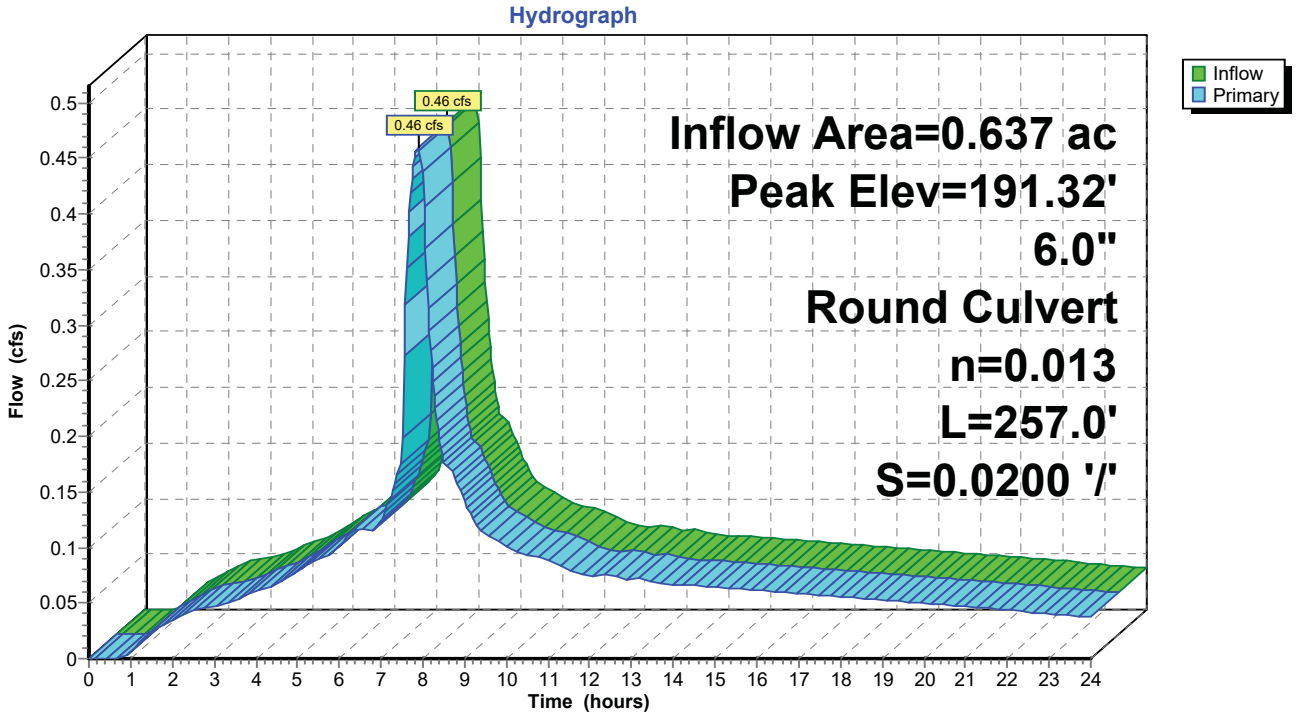
Inflow Area = 0.637 ac,100.00% Impervious, Inflow Depth > 2.86" for 5-YR event
Inflow = 0.46 cfs @ 7.89 hrs, Volume= 0.152 af
Outflow = 0.46 cfs @ 7.89 hrs, Volume= 0.152 af, Atten= 0%, Lag= 0.0 min
Primary = 0.46 cfs @ 7.89 hrs, Volume= 0.152 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 191.32' @ 7.89 hrs
Flood Elev= 195.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	190.84'	**6.0" Round Culvert** L= 257.0' Ke= 0.500 Inlet / Outlet Invert= 190.84' / 185.70' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf

Primary OutFlow Max=0.46 cfs @ 7.89 hrs HW=191.32' TW=181.45' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.46 cfs @ 2.37 fps)

Pond CO 3.11: 6"



Summary for Pond MH 1.1: 18"

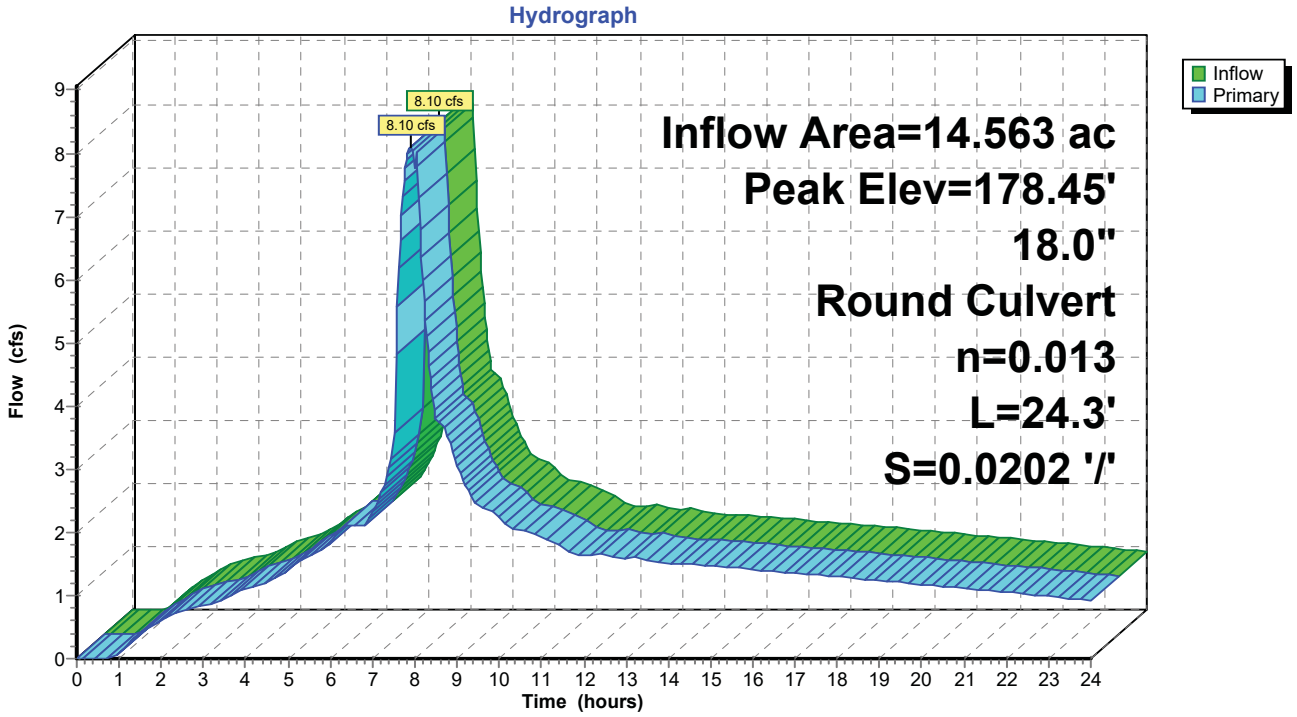
Inflow Area = 14.563 ac, 84.65% Impervious, Inflow Depth > 2.61" for 5-YR event
Inflow = 8.10 cfs @ 7.90 hrs, Volume= 3.163 af
Outflow = 8.10 cfs @ 7.90 hrs, Volume= 3.163 af, Atten= 0%, Lag= 0.0 min
Primary = 8.10 cfs @ 7.90 hrs, Volume= 3.163 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 178.45' @ 7.90 hrs
Flood Elev= 189.13'

Device	Routing	Invert	Outlet Devices
#1	Primary	176.79'	**18.0" Round Culvert** L= 24.3' Ke= 0.500 Inlet / Outlet Invert= 176.79' / 176.30' S= 0.0202 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=8.09 cfs @ 7.90 hrs HW=178.44' TW=175.88' (Dynamic Tailwater)
1=Culvert (Inlet Controls 8.09 cfs @ 4.58 fps)

Pond MH 1.1: 18"



Summary for Pond MH 1.2: 18"

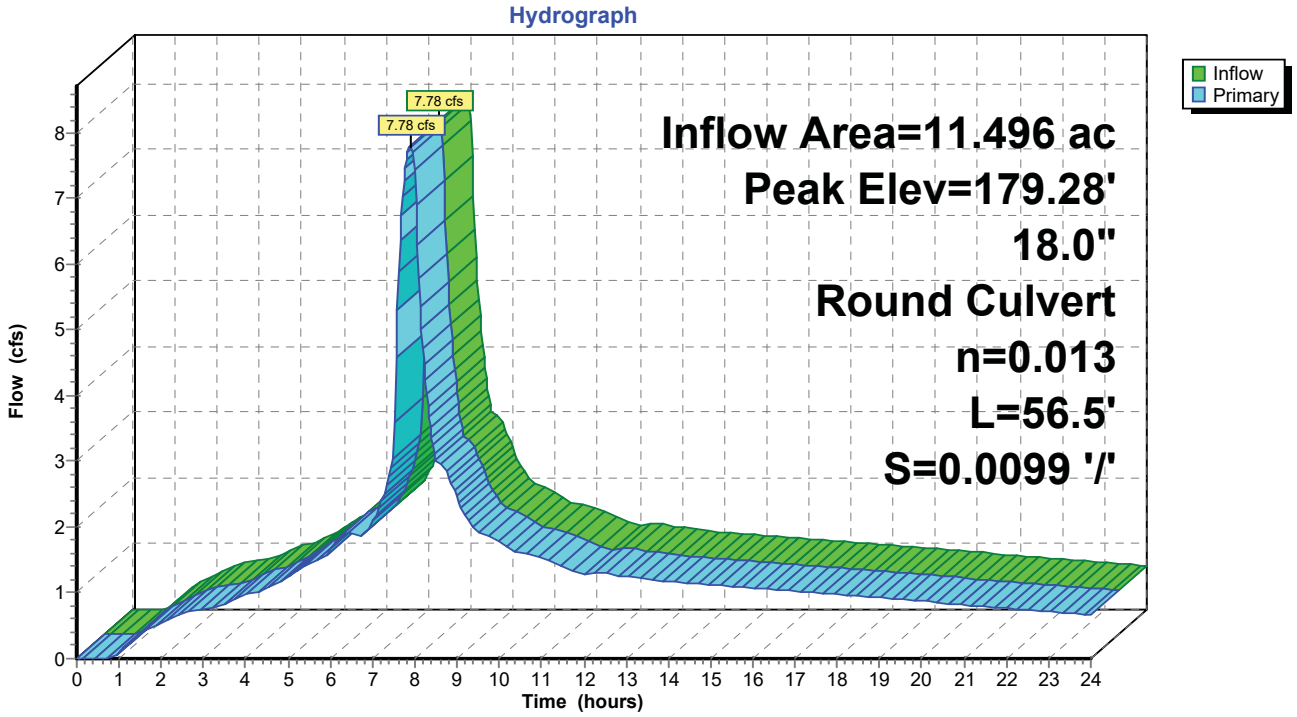
Inflow Area = 11.496 ac, 87.64% Impervious, Inflow Depth > 2.70" for 5-YR event
Inflow = 7.78 cfs @ 7.89 hrs, Volume= 2.585 af
Outflow = 7.78 cfs @ 7.89 hrs, Volume= 2.585 af, Atten= 0%, Lag= 0.0 min
Primary = 7.78 cfs @ 7.89 hrs, Volume= 2.585 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 179.28' @ 7.90 hrs
Flood Elev= 189.19'

Device	Routing	Invert	Outlet Devices
#1	Primary	177.55'	**18.0" Round Culvert** L= 56.5' Ke= 0.500 Inlet / Outlet Invert= 177.55' / 176.99' S= 0.0099 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=7.77 cfs @ 7.89 hrs HW=179.28' TW=178.45' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 7.77 cfs @ 4.40 fps)

Pond MH 1.2: 18"



Summary for Pond MH 1.3: 18"

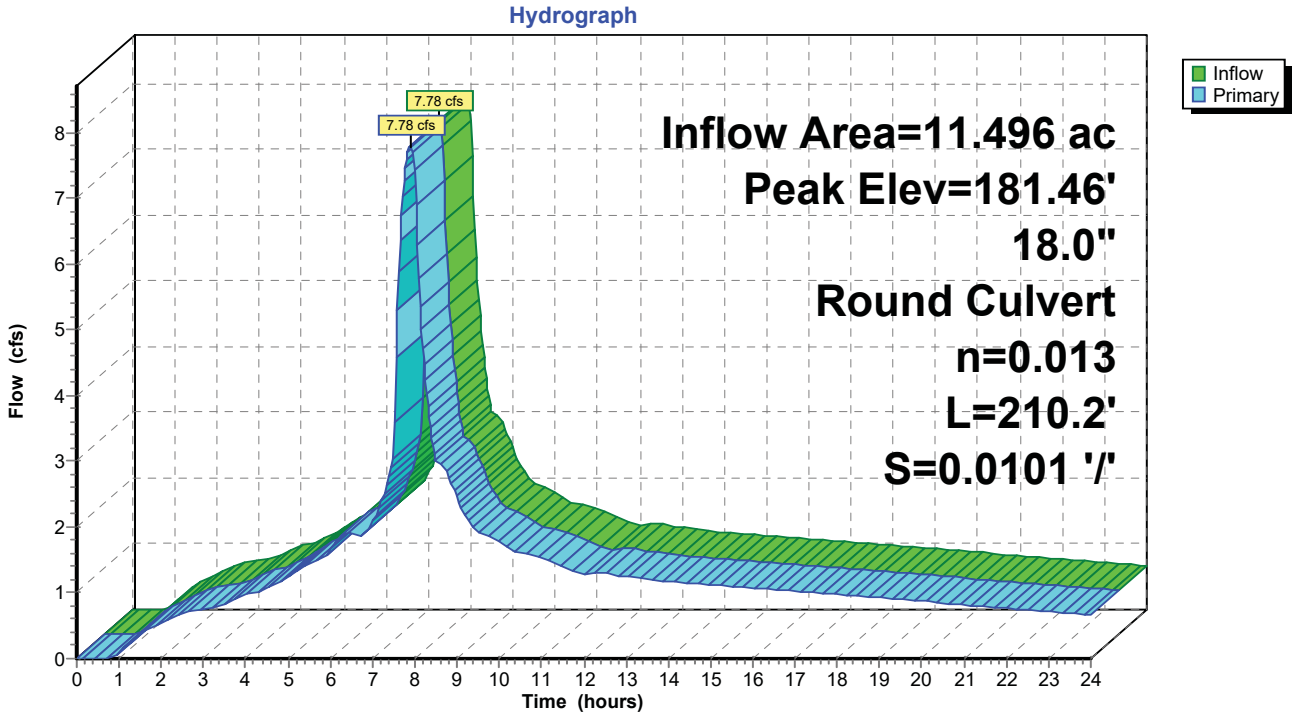
Inflow Area = 11.496 ac, 87.64% Impervious, Inflow Depth > 2.70" for 5-YR event
Inflow = 7.78 cfs @ 7.89 hrs, Volume= 2.585 af
Outflow = 7.78 cfs @ 7.89 hrs, Volume= 2.585 af, Atten= 0%, Lag= 0.0 min
Primary = 7.78 cfs @ 7.89 hrs, Volume= 2.585 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 181.46' @ 7.89 hrs
Flood Elev= 194.82'

Device	Routing	Invert	Outlet Devices
#1	Primary	179.87'	**18.0" Round Culvert** L= 210.2' Ke= 0.500 Inlet / Outlet Invert= 179.87' / 177.75' S= 0.0101 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=7.77 cfs @ 7.89 hrs HW=181.45' TW=179.28' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 7.77 cfs @ 4.40 fps)

Pond MH 1.3: 18"



Summary for Pond MH 1.4: 18"

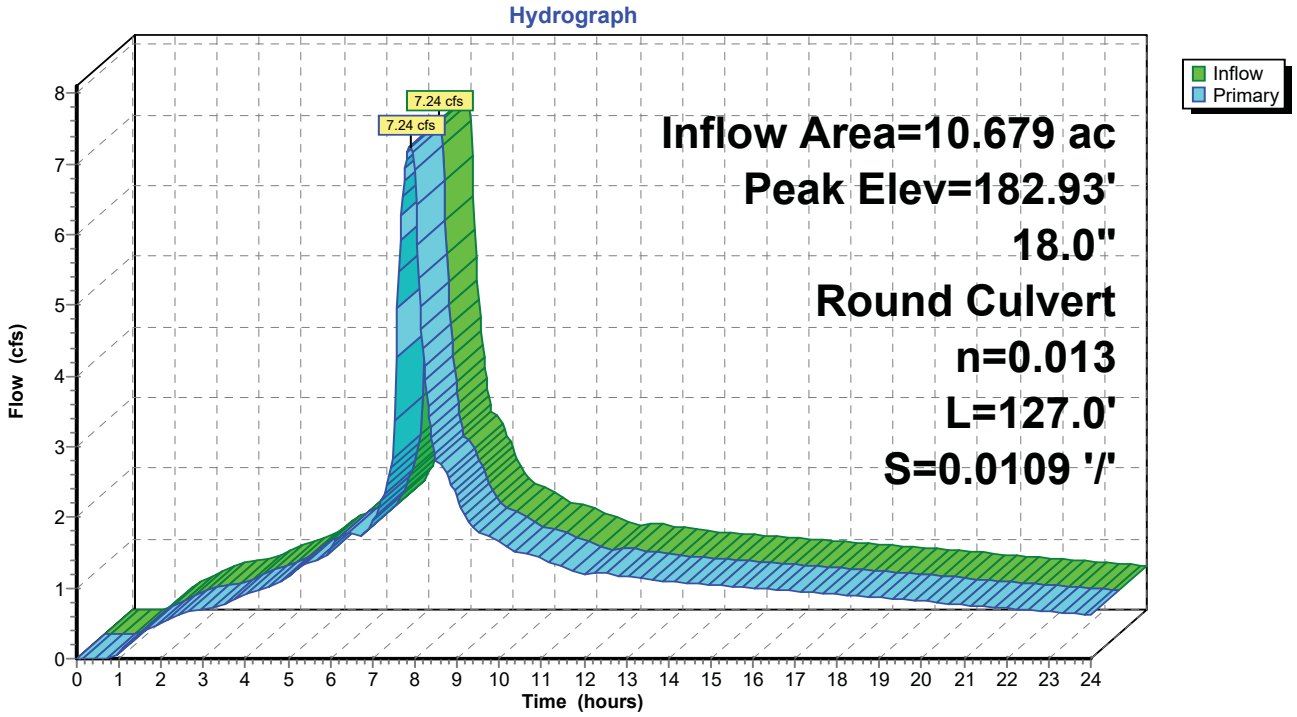
Inflow Area = 10.679 ac, 88.03% Impervious, Inflow Depth > 2.70" for 5-YR event
Inflow = 7.24 cfs @ 7.89 hrs, Volume= 2.407 af
Outflow = 7.24 cfs @ 7.89 hrs, Volume= 2.407 af, Atten= 0%, Lag= 0.0 min
Primary = 7.24 cfs @ 7.89 hrs, Volume= 2.407 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 182.93' @ 7.89 hrs
Flood Elev= 194.75'

Device	Routing	Invert	Outlet Devices
#1	Primary	181.46'	**18.0" Round Culvert** L= 127.0' Ke= 0.500 Inlet / Outlet Invert= 181.46' / 180.07' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=7.24 cfs @ 7.89 hrs HW=182.93' TW=181.45' (Dynamic Tailwater)
1=Culvert (Inlet Controls 7.24 cfs @ 4.12 fps)

Pond MH 1.4: 18"



Summary for Pond MH 1.4.1: 18"

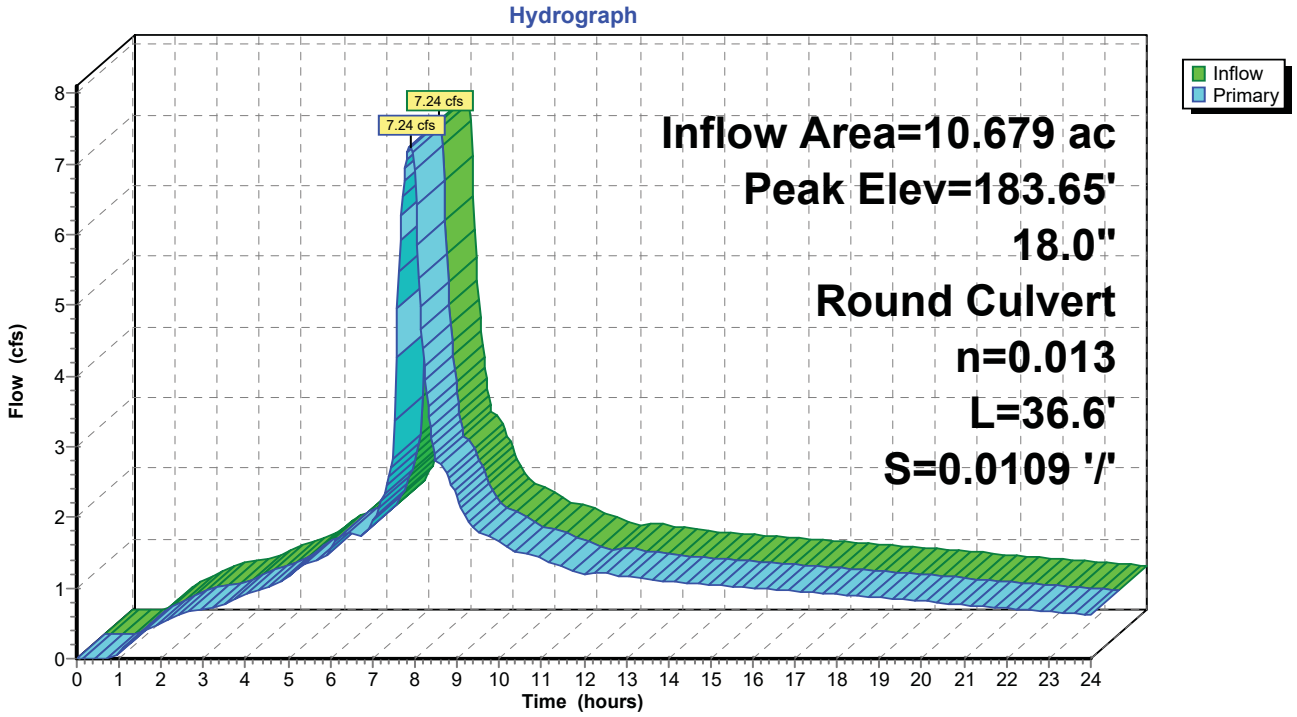
Inflow Area = 10.679 ac, 88.03% Impervious, Inflow Depth > 2.70" for 5-YR event
Inflow = 7.24 cfs @ 7.89 hrs, Volume= 2.407 af
Outflow = 7.24 cfs @ 7.89 hrs, Volume= 2.407 af, Atten= 0%, Lag= 0.0 min
Primary = 7.24 cfs @ 7.89 hrs, Volume= 2.407 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 183.65' @ 7.89 hrs
Flood Elev= 194.37'

Device	Routing	Invert	Outlet Devices
#1	Primary	182.06'	**18.0" Round Culvert** L= 36.6' Ke= 0.500 Inlet / Outlet Invert= 182.06' / 181.66' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=7.24 cfs @ 7.89 hrs HW=183.65' TW=182.93' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 7.24 cfs @ 4.10 fps)

Pond MH 1.4.1: 18"



Summary for Pond MH 1.4.2: 18"

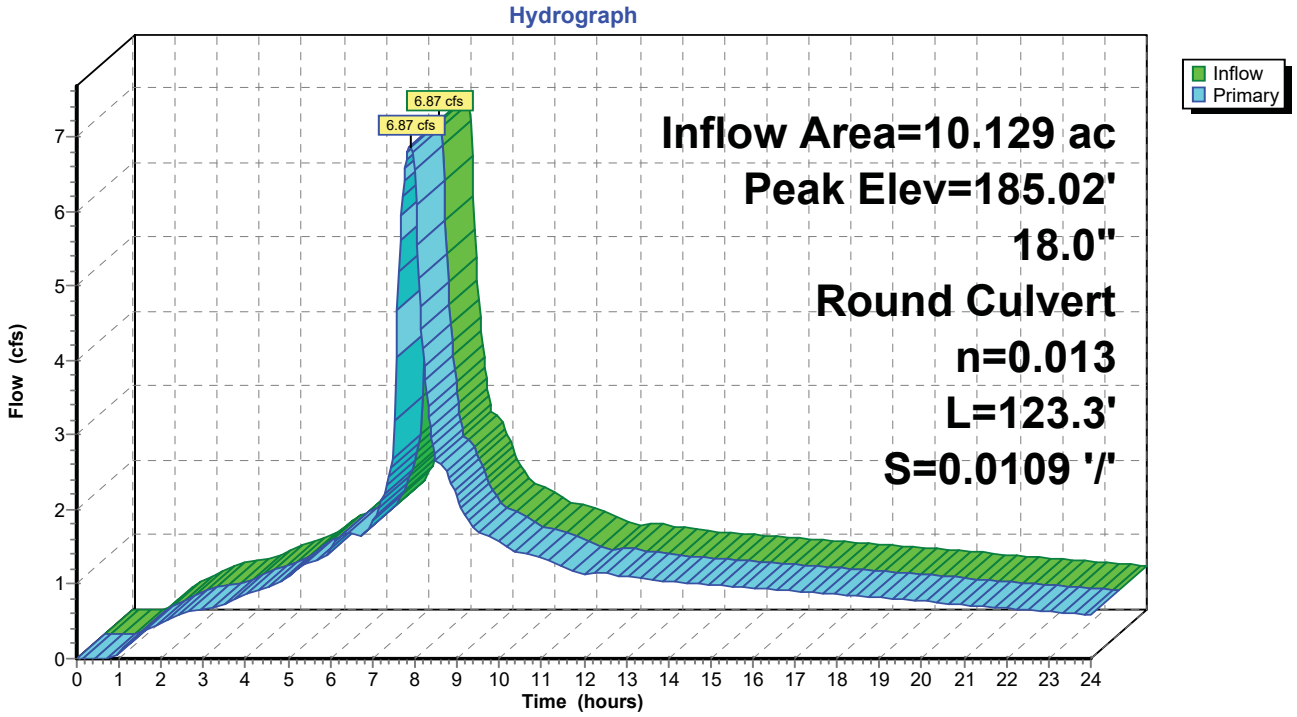
Inflow Area = 10.129 ac, 87.95% Impervious, Inflow Depth > 2.70" for 5-YR event
Inflow = 6.87 cfs @ 7.89 hrs, Volume= 2.282 af
Outflow = 6.87 cfs @ 7.89 hrs, Volume= 2.282 af, Atten= 0%, Lag= 0.0 min
Primary = 6.87 cfs @ 7.89 hrs, Volume= 2.282 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 185.02' @ 7.90 hrs
Flood Elev= 197.05'

Device	Routing	Invert	Outlet Devices
#1	Primary	183.61'	**18.0" Round Culvert** L= 123.3' Ke= 0.500 Inlet / Outlet Invert= 183.61' / 182.26' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=6.86 cfs @ 7.89 hrs HW=185.02' TW=183.65' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 6.86 cfs @ 5.17 fps)

Pond MH 1.4.2: 18"



Summary for Pond MH 1.5: 18"

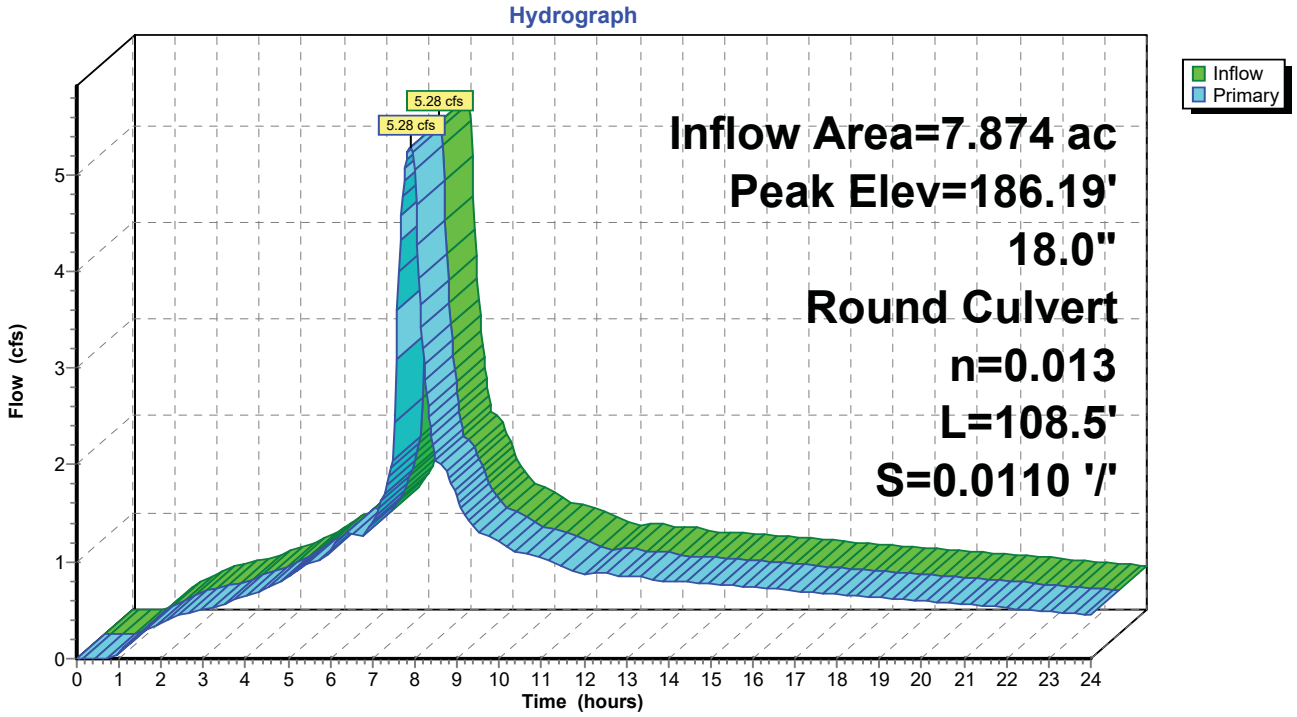
Inflow Area = 7.874 ac, 86.37% Impervious, Inflow Depth > 2.68" for 5-YR event
Inflow = 5.28 cfs @ 7.90 hrs, Volume= 1.758 af
Outflow = 5.28 cfs @ 7.90 hrs, Volume= 1.758 af, Atten= 0%, Lag= 0.0 min
Primary = 5.28 cfs @ 7.90 hrs, Volume= 1.758 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 186.19' @ 7.90 hrs
Flood Elev= 196.34'

Device	Routing	Invert	Outlet Devices
#1	Primary	185.00'	**18.0" Round Culvert** L= 108.5' Ke= 0.500 Inlet / Outlet Invert= 185.00' / 183.81' S= 0.0110 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=5.28 cfs @ 7.90 hrs HW=186.19' TW=185.02' (Dynamic Tailwater)
1=Culvert (Outlet Controls 5.28 cfs @ 4.83 fps)

Pond MH 1.5: 18"



Post-Developed 10-yr Storm Event Peak Flow Calculations

Summary for Subcatchment 3.11S: Parkway Village South

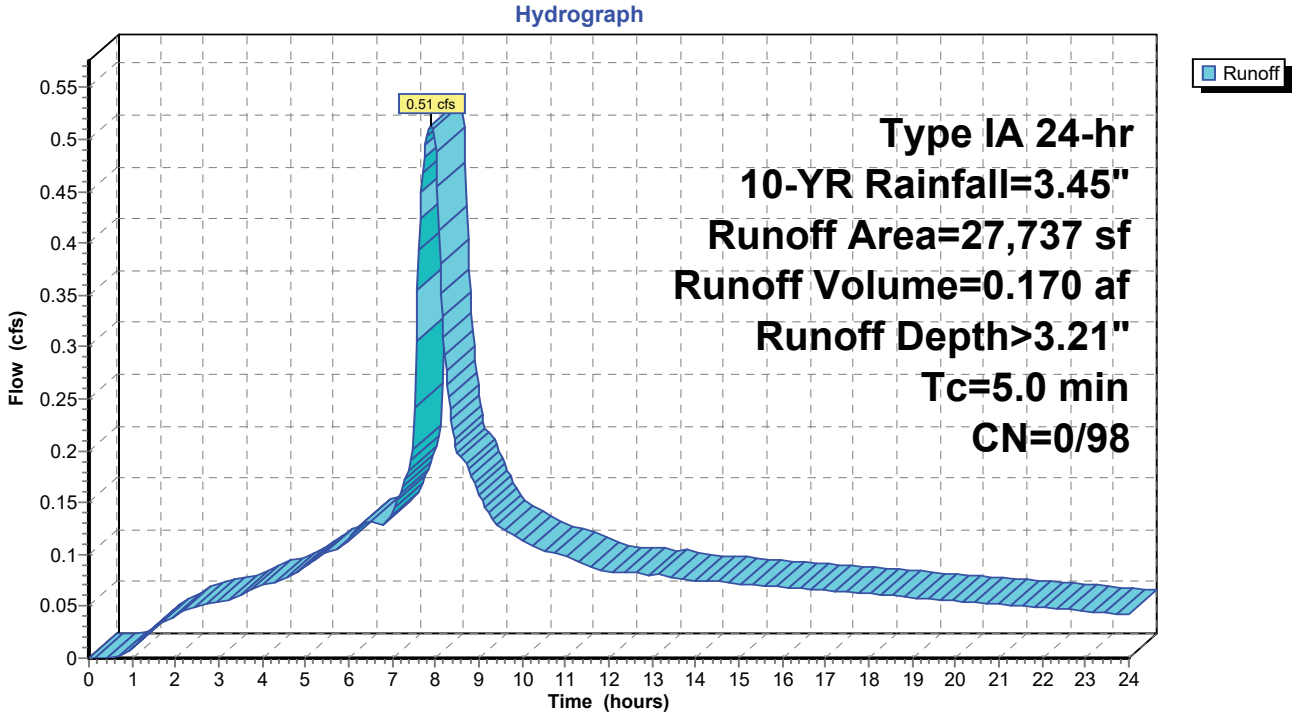
Runoff = 0.51 cfs @ 7.89 hrs, Volume= 0.170 af, Depth> 3.21"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 10-YR Rainfall=3.45"

	Area (sf)	CN	Description
*	27,737	98	Impervious
*	0	86	Landscaping, HSC C
	27,737	98	Weighted Average
	27,737		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.11S: Parkway Village South



Summary for Subcatchment 3.12S: Parkway Village South

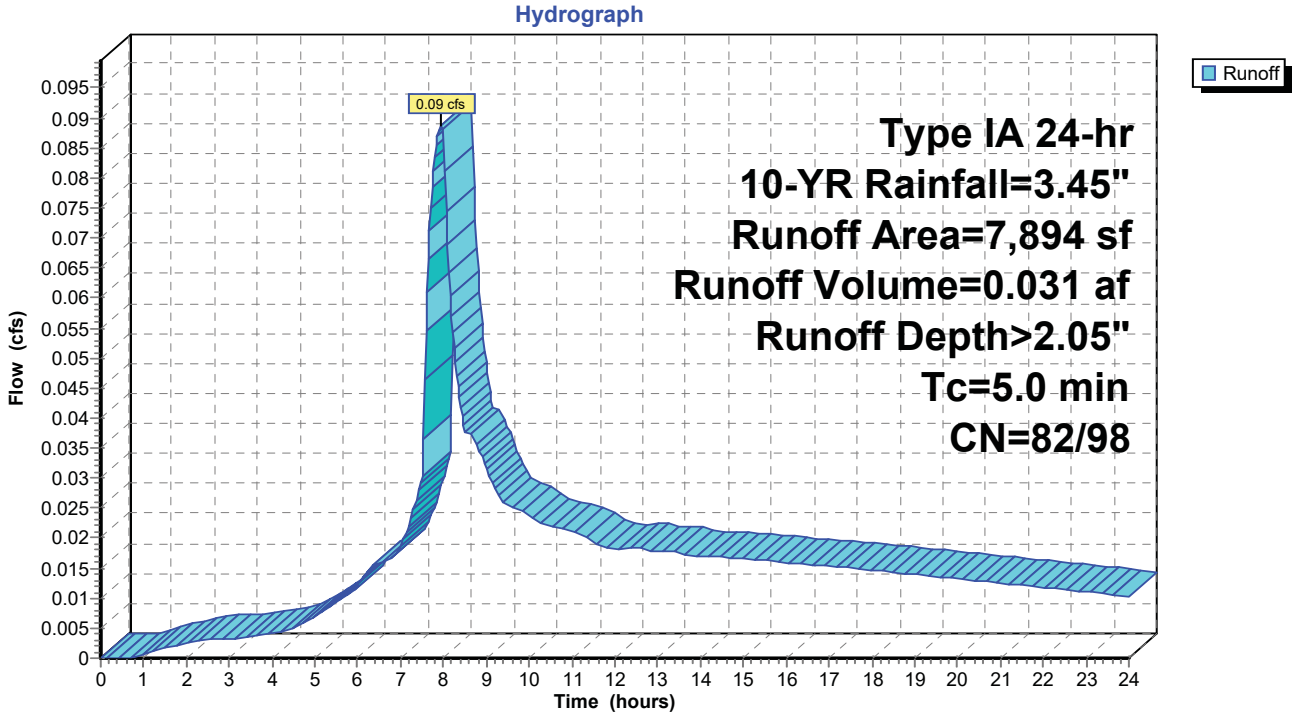
Runoff = 0.09 cfs @ 7.95 hrs, Volume= 0.031 af, Depth> 2.05"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 10-YR Rainfall=3.45"

	Area (sf)	CN	Description
*	1,673	98	Impervious
*	2,388	86	Landscaping, HSC C
*	3,833	79	Grasscrete
	7,894	85	Weighted Average
	6,221		78.81% Pervious Area
	1,673		21.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.12S: Parkway Village South



Summary for Subcatchment 3.13S: Parkway Village South

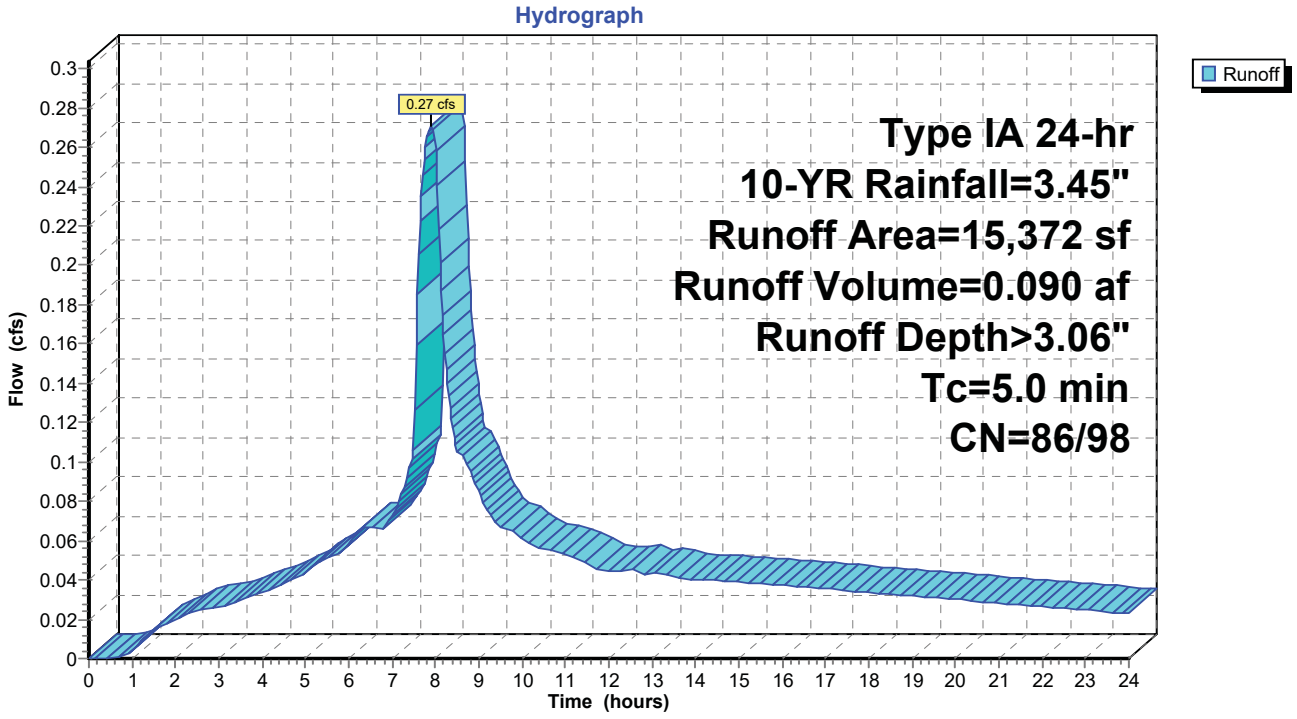
Runoff = 0.27 cfs @ 7.89 hrs, Volume= 0.090 af, Depth> 3.06"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 10-YR Rainfall=3.45"

	Area (sf)	CN	Description
*	13,417	98	Impervious
*	1,955	86	Landscaping, HSC C
	15,372	96	Weighted Average
	1,955		12.72% Pervious Area
	13,417		87.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.13S: Parkway Village South



Summary for Subcatchment 3.16S: Parkway Village South

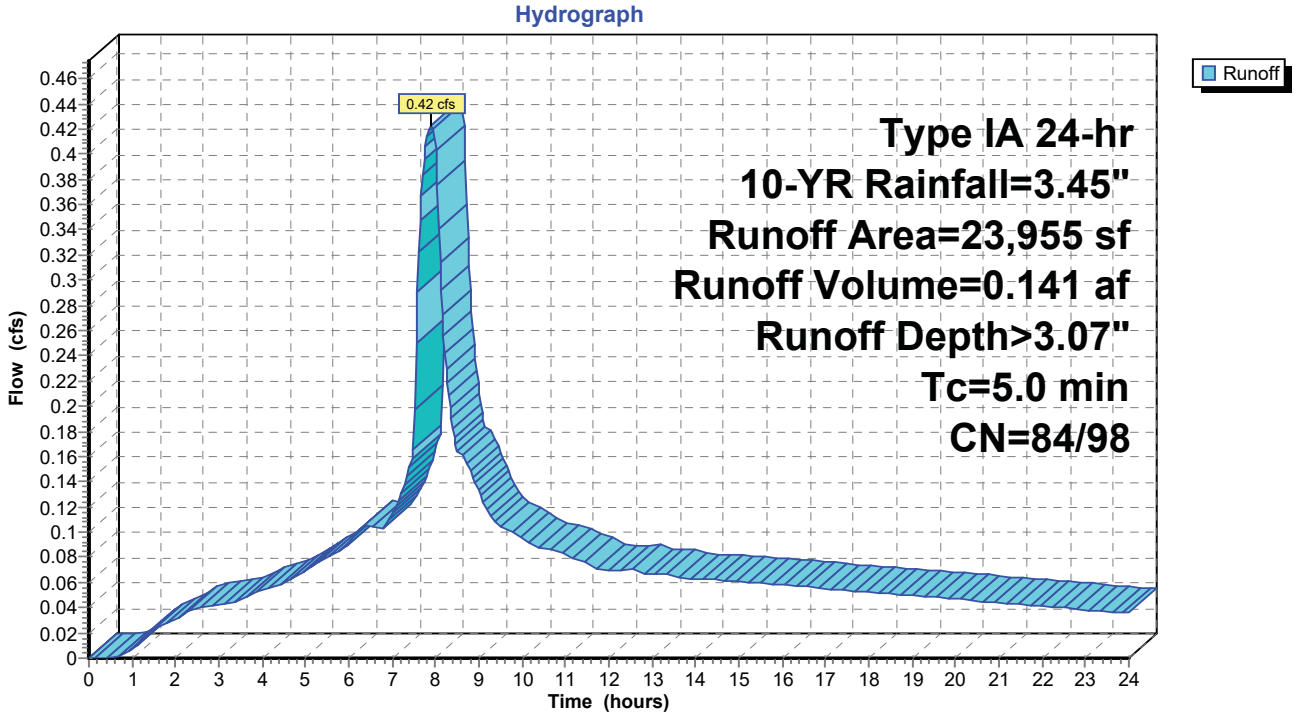
Runoff = 0.42 cfs @ 7.89 hrs, Volume= 0.141 af, Depth> 3.07"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 10-YR Rainfall=3.45"

	Area (sf)	CN	Description
*	21,445	98	Impervious
*	1,954	86	Landscaping, HSC C
*	556	79	Grasscrete
	23,955	97	Weighted Average
	2,510		10.48% Pervious Area
	21,445		89.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.16S: Parkway Village South



Summary for Subcatchment 3.17S: Parkway Village South

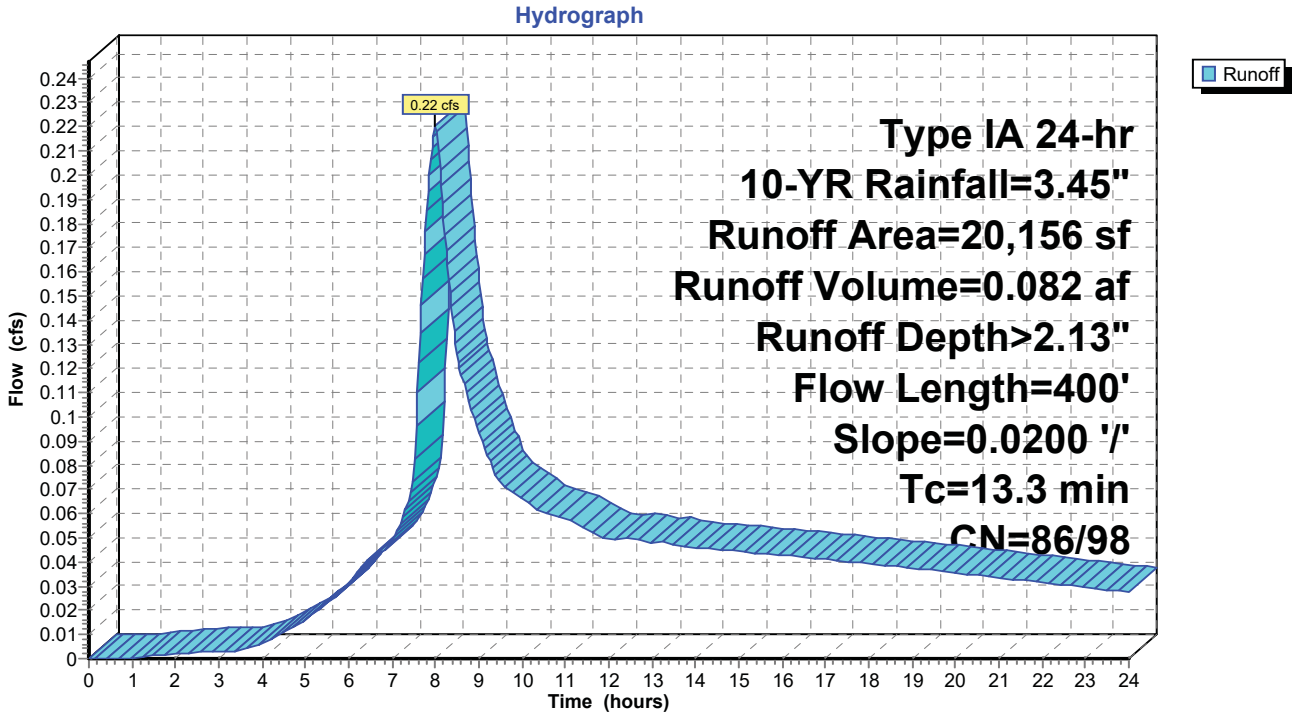
Runoff = 0.22 cfs @ 8.00 hrs, Volume= 0.082 af, Depth> 2.13"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 10-YR Rainfall=3.45"

	Area (sf)	CN	Description
*	1,500	98	Impervious
*	18,656	86	Landscaping, HSC C
	20,156	87	Weighted Average
	18,656		92.56% Pervious Area
	1,500		7.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"
2.2	300	0.0200	2.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
13.3	400	Total			

Subcatchment 3.17S: Parkway Village South



Summary for Subcatchment 3.18S: Parkway Village South (portion of site within 5S)

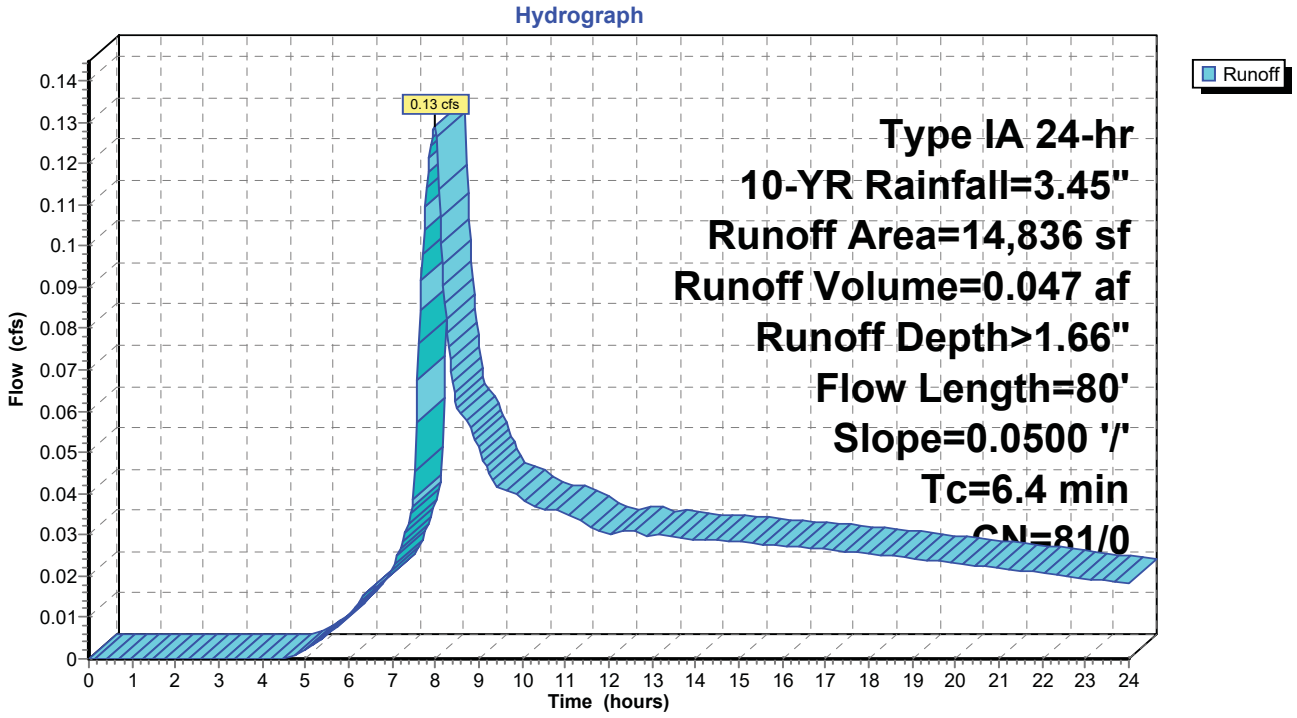
Runoff = 0.13 cfs @ 7.98 hrs, Volume= 0.047 af, Depth> 1.66"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 10-YR Rainfall=3.45"

	Area (sf)	CN	Description
*	14,836	81	VEGETATED CORRIDOR
	14,836		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	80	0.0500	0.21		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 3.18S: Parkway Village South (portion of site within 5S)



Summary for Subcatchment 3.19S: Parkway Village South (Future)

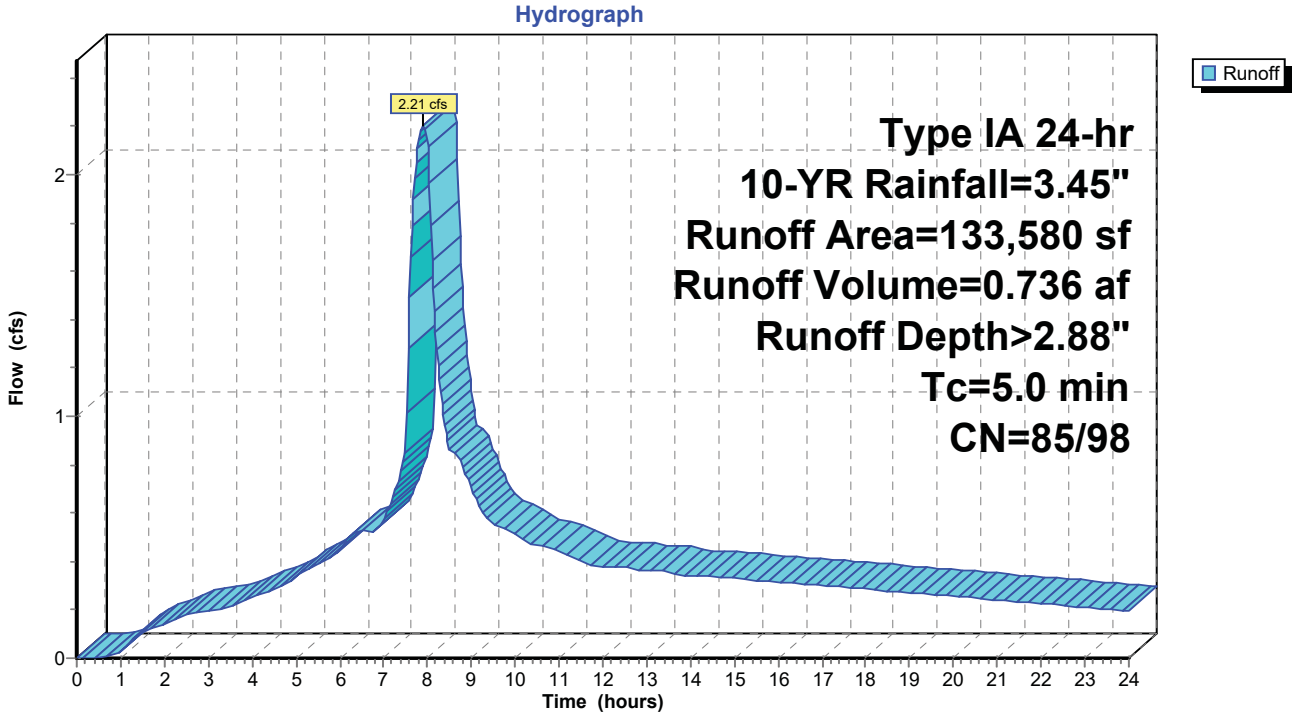
Runoff = 2.21 cfs @ 7.90 hrs, Volume= 0.736 af, Depth> 2.88"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 10-YR Rainfall=3.45"

	Area (sf)	CN	Description
*	98,108	98	Impervious
*	31,716	86	Landscaping, HSC C
*	3,756	79	Grasscrete
	133,580	95	Weighted Average
	35,472		26.55% Pervious Area
	98,108		73.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.19S: Parkway Village South (Future)



Summary for Pond 1P: Detention Facility

Inflow Area = 3.067 ac, 73.45% Impervious, Inflow Depth > 2.88" for 10-YR event
Inflow = 2.21 cfs @ 7.90 hrs, Volume= 0.736 af
Outflow = 2.18 cfs @ 7.97 hrs, Volume= 0.650 af, Atten= 1%, Lag= 4.3 min
Primary = 2.18 cfs @ 7.97 hrs, Volume= 0.650 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 185.97' @ 7.97 hrs Surf.Area= 752 sf Storage= 5,996 cf

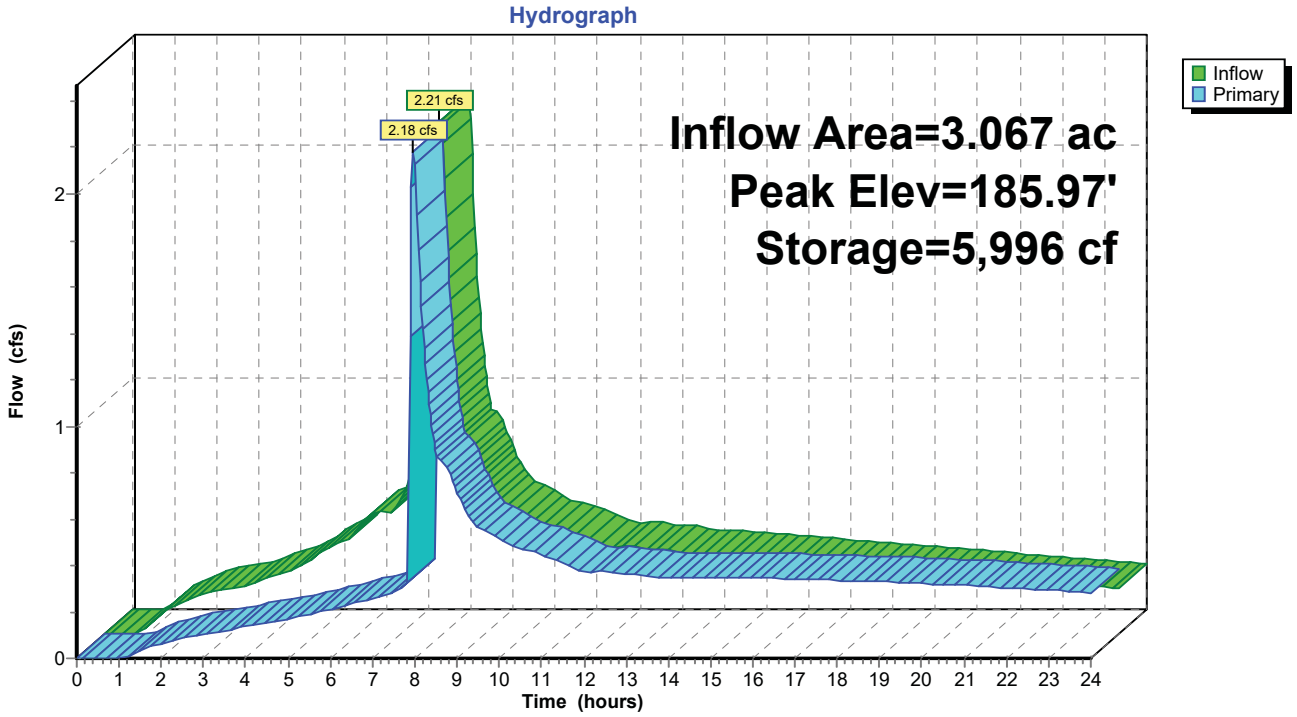
Plug-Flow detention time= 185.0 min calculated for 0.649 af (88% of inflow)
Center-of-Mass det. time= 103.2 min (786.6 - 683.4)

Volume	Invert	Avail.Storage	Storage Description
#1	178.00'	6,016 cf	**16.00'W x 47.00'L x 8.00'H Prismatoid**

Device	Routing	Invert	Outlet Devices
#1	Primary	178.00'	**10.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 178.00' / 177.71' S= 0.0145 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.55 sf
#2	Device 1	178.00'	**2.2" Vert. Orifice/Grate** C= 0.600
#3	Device 1	185.70'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=2.18 cfs @ 7.97 hrs HW=185.97' TW=179.15' (Dynamic Tailwater)
└**1=Culvert** (Passes 2.18 cfs of 6.86 cfs potential flow)
└**2=Orifice/Grate** (Orifice Controls 0.33 cfs @ 12.58 fps)
└**3=Sharp-Crested Rectangular Weir** (Weir Controls 1.85 cfs @ 1.71 fps)

Pond 1P: Detention Facility



Summary for Pond CB 3.12: 8"

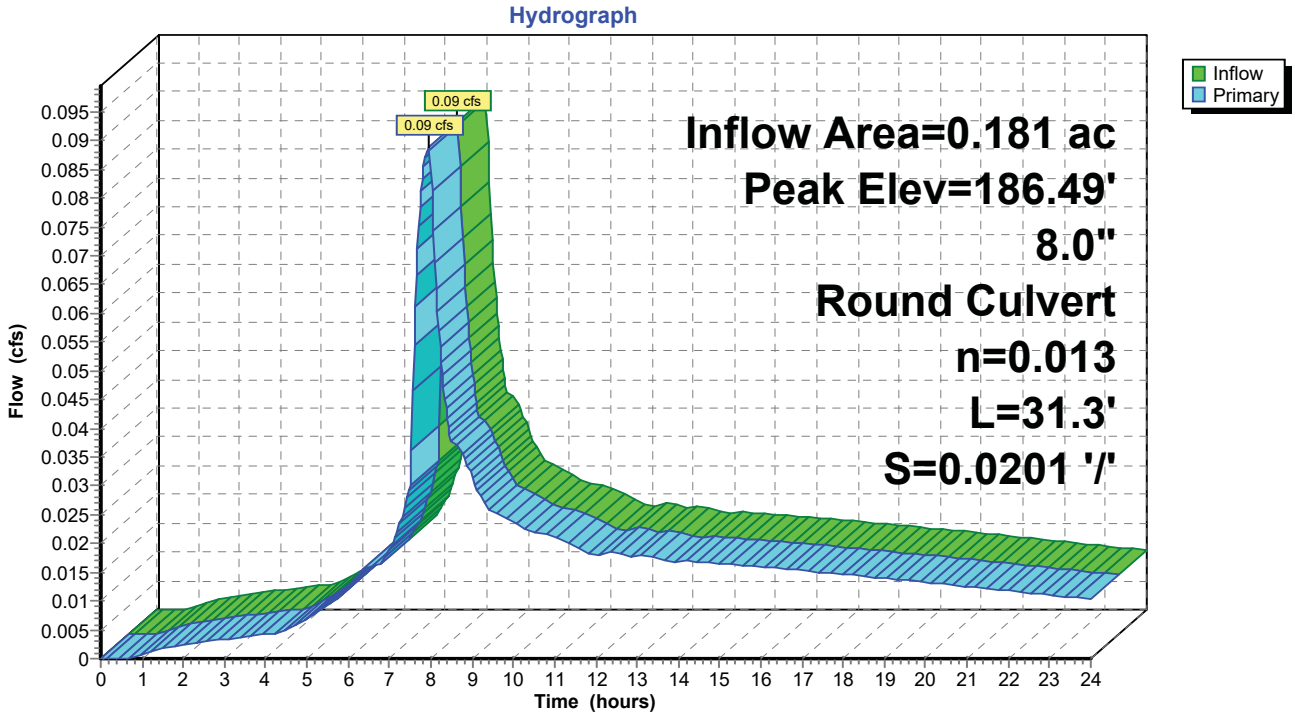
Inflow Area = 0.181 ac, 21.19% Impervious, Inflow Depth > 2.05" for 10-YR event
Inflow = 0.09 cfs @ 7.95 hrs, Volume= 0.031 af
Outflow = 0.09 cfs @ 7.95 hrs, Volume= 0.031 af, Atten= 0%, Lag= 0.0 min
Primary = 0.09 cfs @ 7.95 hrs, Volume= 0.031 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 186.49' @ 7.95 hrs
Flood Elev= 191.01'

Device	Routing	Invert	Outlet Devices
#1	Primary	186.33'	**8.0" Round Culvert** L= 31.3' Ke= 0.500 Inlet / Outlet Invert= 186.33' / 185.70' S= 0.0201 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.09 cfs @ 7.95 hrs HW=186.49' TW=182.17' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 0.09 cfs @ 1.37 fps)

Pond CB 3.12: 8"



Summary for Pond CB 3.16: 8"

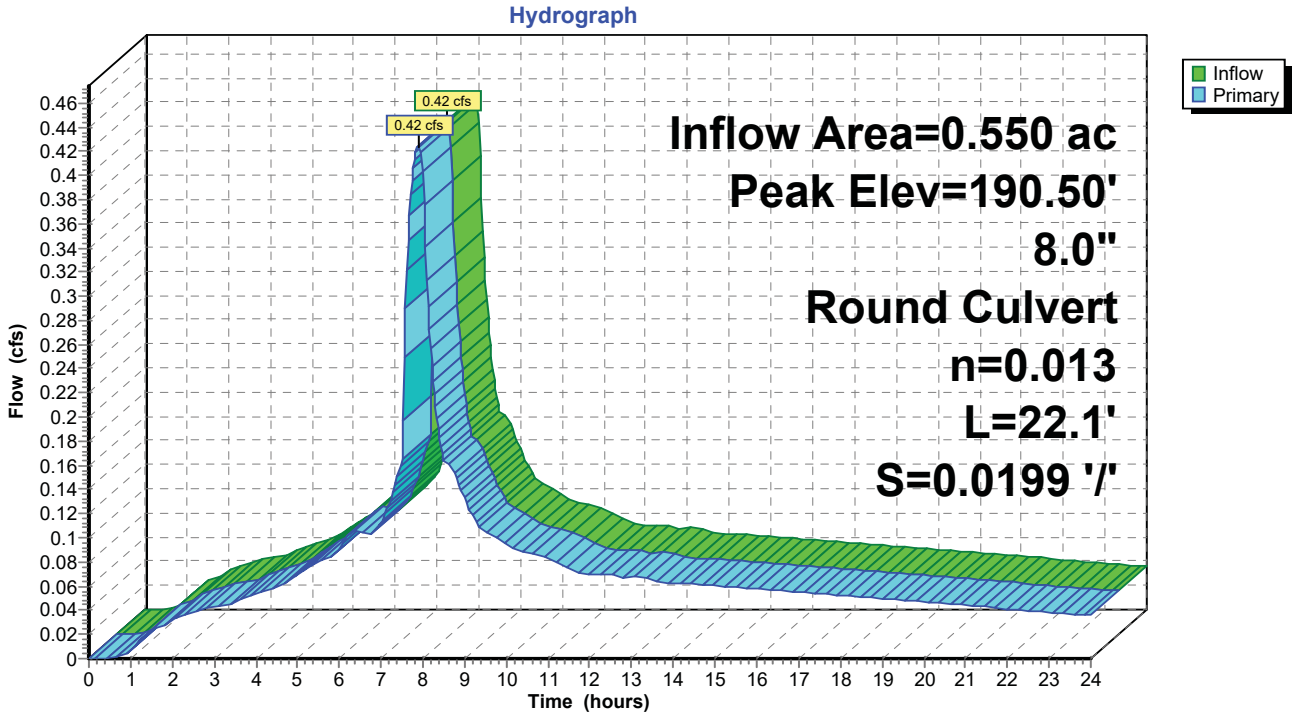
Inflow Area = 0.550 ac, 89.52% Impervious, Inflow Depth > 3.07" for 10-YR event
Inflow = 0.42 cfs @ 7.89 hrs, Volume= 0.141 af
Outflow = 0.42 cfs @ 7.89 hrs, Volume= 0.141 af, Atten= 0%, Lag= 0.0 min
Primary = 0.42 cfs @ 7.89 hrs, Volume= 0.141 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 190.50' @ 7.89 hrs
Flood Elev= 193.79'

Device	Routing	Invert	Outlet Devices
#1	Primary	190.12'	**8.0" Round Culvert** L= 22.1' Ke= 0.500 Inlet / Outlet Invert= 190.12' / 189.68' S= 0.0199 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.42 cfs @ 7.89 hrs HW=190.50' TW=184.04' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.42 cfs @ 2.09 fps)

Pond CB 3.16: 8"



Summary for Pond CO 3.11: 6"

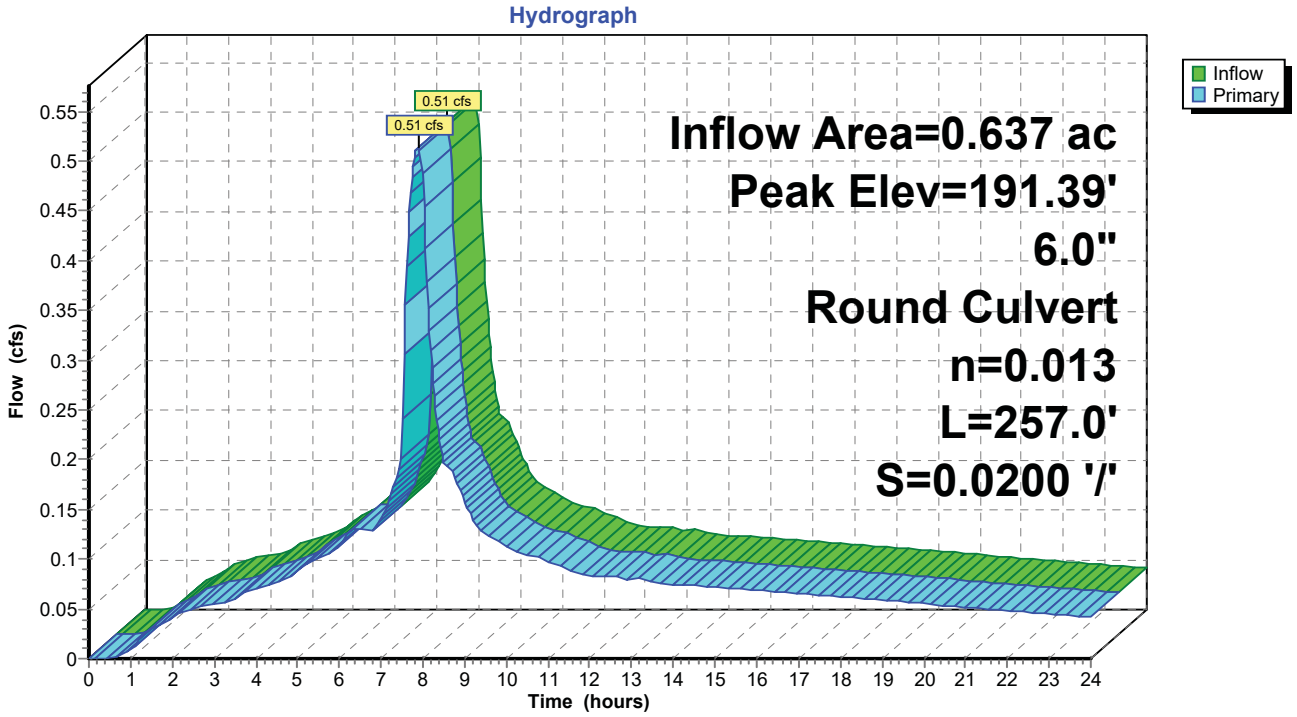
Inflow Area = 0.637 ac,100.00% Impervious, Inflow Depth > 3.21" for 10-YR event
Inflow = 0.51 cfs @ 7.89 hrs, Volume= 0.170 af
Outflow = 0.51 cfs @ 7.89 hrs, Volume= 0.170 af, Atten= 0%, Lag= 0.0 min
Primary = 0.51 cfs @ 7.89 hrs, Volume= 0.170 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 191.39' @ 7.89 hrs
Flood Elev= 195.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	190.84'	**6.0" Round Culvert** L= 257.0' Ke= 0.500 Inlet / Outlet Invert= 190.84' / 185.70' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf

Primary OutFlow Max=0.51 cfs @ 7.89 hrs HW=191.39' TW=181.67' (Dynamic Tailwater)
↳**1=Culvert** (Inlet Controls 0.51 cfs @ 2.62 fps)

Pond CO 3.11: 6"



Summary for Pond MH 1.1: 18"

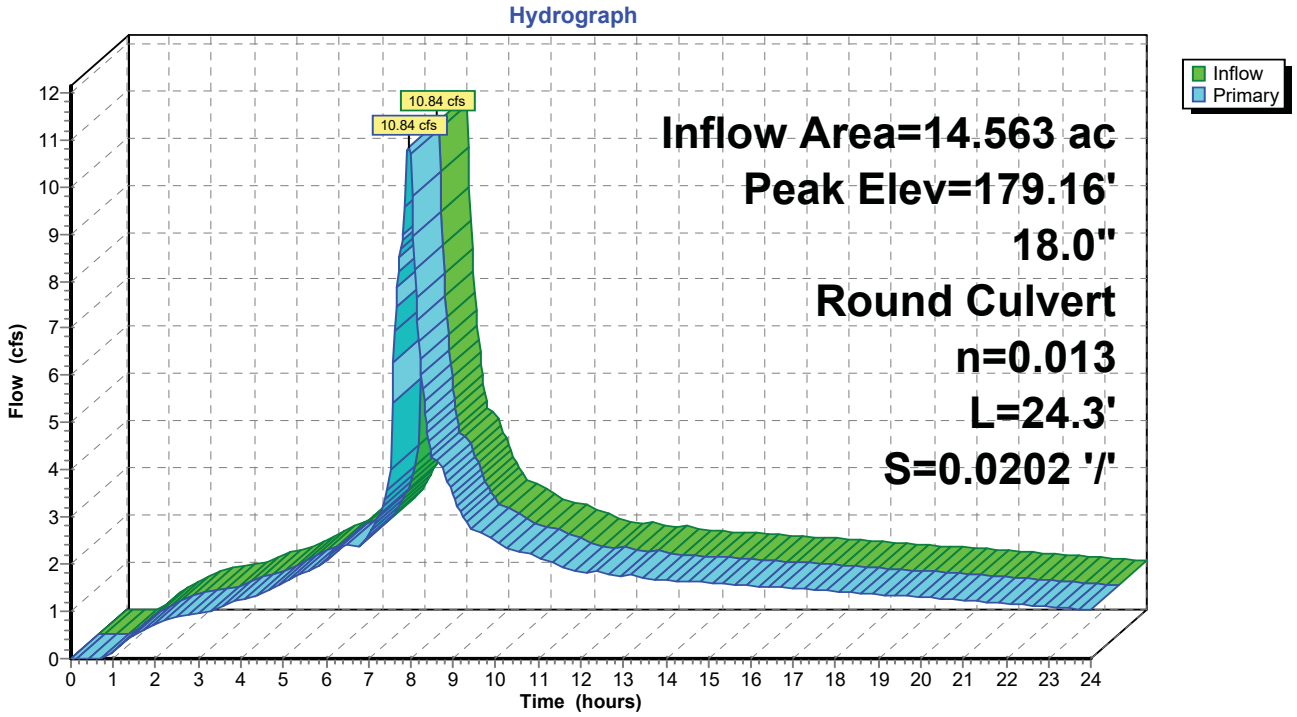
Inflow Area = 14.563 ac, 84.65% Impervious, Inflow Depth > 2.93" for 10-YR event
Inflow = 10.84 cfs @ 7.95 hrs, Volume= 3.561 af
Outflow = 10.84 cfs @ 7.95 hrs, Volume= 3.561 af, Atten= 0%, Lag= 0.0 min
Primary = 10.84 cfs @ 7.95 hrs, Volume= 3.561 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 179.16' @ 7.95 hrs
Flood Elev= 189.13'

Device	Routing	Invert	Outlet Devices
#1	Primary	176.79'	**18.0" Round Culvert** L= 24.3' Ke= 0.500 Inlet / Outlet Invert= 176.79' / 176.30' S= 0.0202 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=10.84 cfs @ 7.95 hrs HW=179.16' TW=176.36' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 10.84 cfs @ 6.13 fps)

Pond MH 1.1: 18"



Summary for Pond MH 1.2: 18"

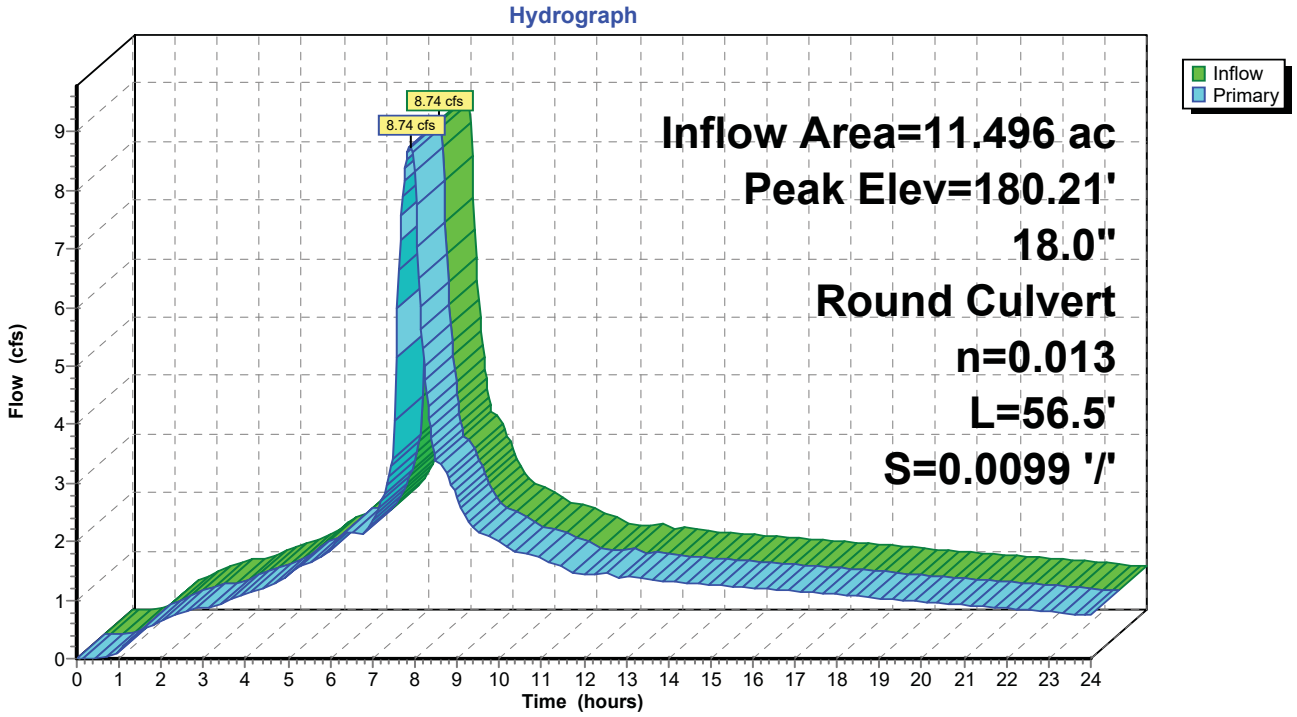
Inflow Area = 11.496 ac, 87.64% Impervious, Inflow Depth > 3.04" for 10-YR event
Inflow = 8.74 cfs @ 7.89 hrs, Volume= 2.912 af
Outflow = 8.74 cfs @ 7.89 hrs, Volume= 2.912 af, Atten= 0%, Lag= 0.0 min
Primary = 8.74 cfs @ 7.89 hrs, Volume= 2.912 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 180.21' @ 7.94 hrs
Flood Elev= 189.19'

Device	Routing	Invert	Outlet Devices
#1	Primary	177.55'	**18.0" Round Culvert** L= 56.5' Ke= 0.500 Inlet / Outlet Invert= 177.55' / 176.99' S= 0.0099 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=8.74 cfs @ 7.89 hrs HW=180.04' TW=178.98' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 8.74 cfs @ 4.95 fps)

Pond MH 1.2: 18"



Summary for Pond MH 1.3: 18"

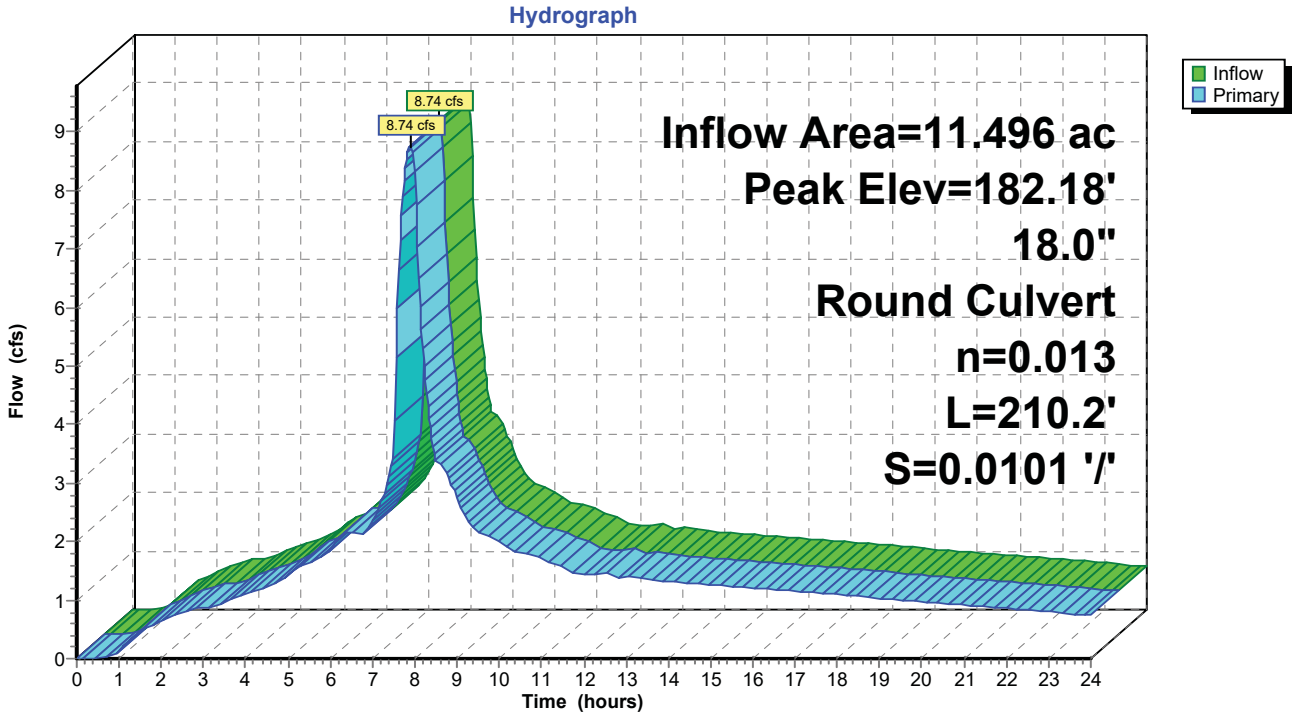
Inflow Area = 11.496 ac, 87.64% Impervious, Inflow Depth > 3.04" for 10-YR event
Inflow = 8.74 cfs @ 7.89 hrs, Volume= 2.912 af
Outflow = 8.74 cfs @ 7.89 hrs, Volume= 2.912 af, Atten= 0%, Lag= 0.0 min
Primary = 8.74 cfs @ 7.89 hrs, Volume= 2.912 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 182.18' @ 7.96 hrs
Flood Elev= 194.82'

Device	Routing	Invert	Outlet Devices
#1	Primary	179.87'	**18.0" Round Culvert** L= 210.2' Ke= 0.500 Inlet / Outlet Invert= 179.87' / 177.75' S= 0.0101 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=8.27 cfs @ 7.89 hrs HW=181.72' TW=180.04' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 8.27 cfs @ 4.85 fps)

Pond MH 1.3: 18"



Summary for Pond MH 1.4: 18"

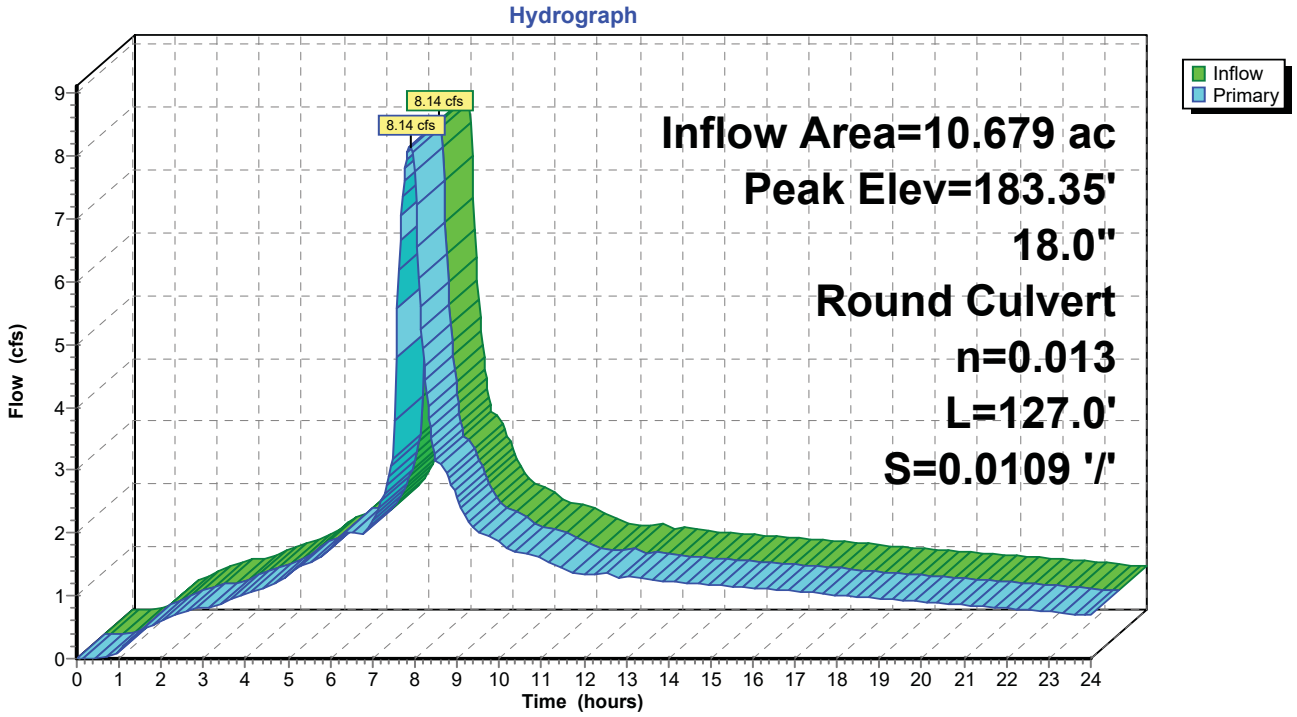
Inflow Area = 10.679 ac, 88.03% Impervious, Inflow Depth > 3.05" for 10-YR event
Inflow = 8.14 cfs @ 7.89 hrs, Volume= 2.711 af
Outflow = 8.14 cfs @ 7.89 hrs, Volume= 2.711 af, Atten= 0%, Lag= 0.0 min
Primary = 8.14 cfs @ 7.89 hrs, Volume= 2.711 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 183.35' @ 7.96 hrs
Flood Elev= 194.75'

Device	Routing	Invert	Outlet Devices
#1	Primary	181.46'	**18.0" Round Culvert** L= 127.0' Ke= 0.500 Inlet / Outlet Invert= 181.46' / 180.07' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=8.20 cfs @ 7.89 hrs HW=183.14' TW=181.71' (Dynamic Tailwater)
1=Culvert (Inlet Controls 8.20 cfs @ 4.64 fps)

Pond MH 1.4: 18"



Summary for Pond MH 1.4.1: 18"

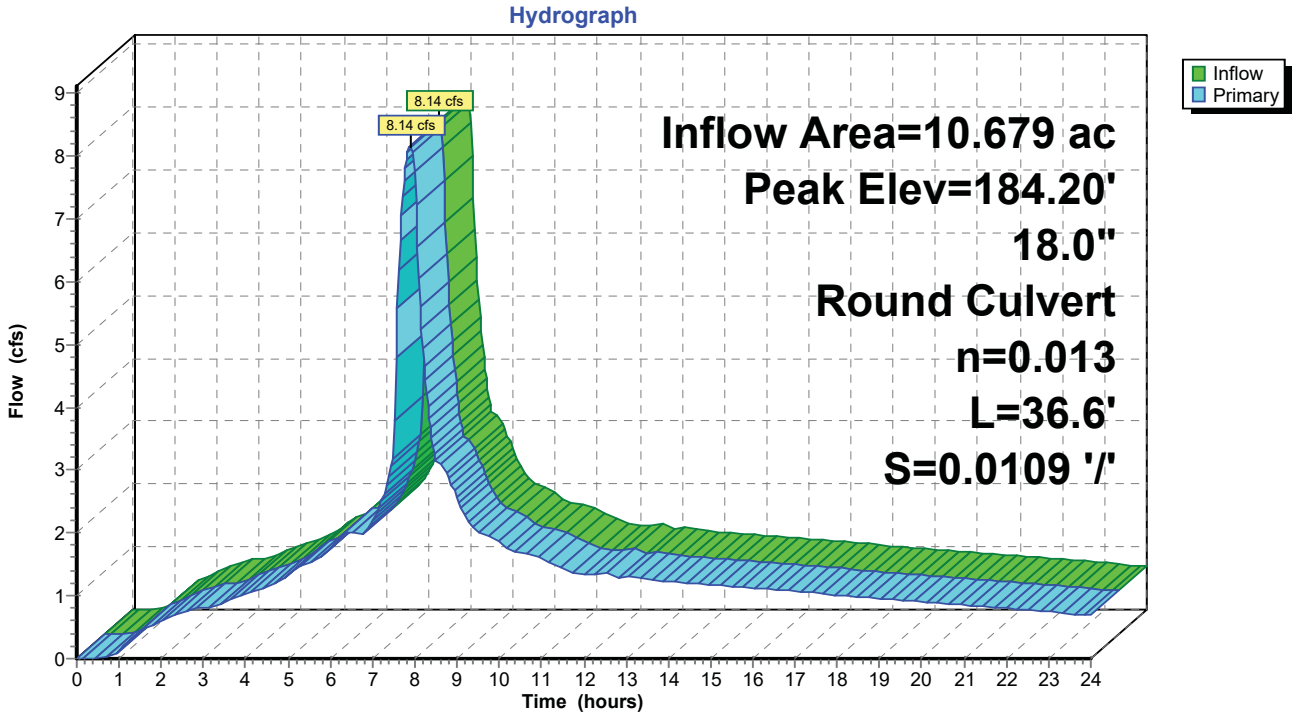
Inflow Area = 10.679 ac, 88.03% Impervious, Inflow Depth > 3.05" for 10-YR event
Inflow = 8.14 cfs @ 7.89 hrs, Volume= 2.711 af
Outflow = 8.14 cfs @ 7.89 hrs, Volume= 2.711 af, Atten= 0%, Lag= 0.0 min
Primary = 8.14 cfs @ 7.89 hrs, Volume= 2.711 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 184.20' @ 7.97 hrs
Flood Elev= 194.37'

Device	Routing	Invert	Outlet Devices
#1	Primary	182.06'	**18.0" Round Culvert** L= 36.6' Ke= 0.500 Inlet / Outlet Invert= 182.06' / 181.66' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=8.07 cfs @ 7.89 hrs HW=184.04' TW=183.14' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 8.07 cfs @ 4.57 fps)

Pond MH 1.4.1: 18"



Summary for Pond MH 1.4.2: 18"

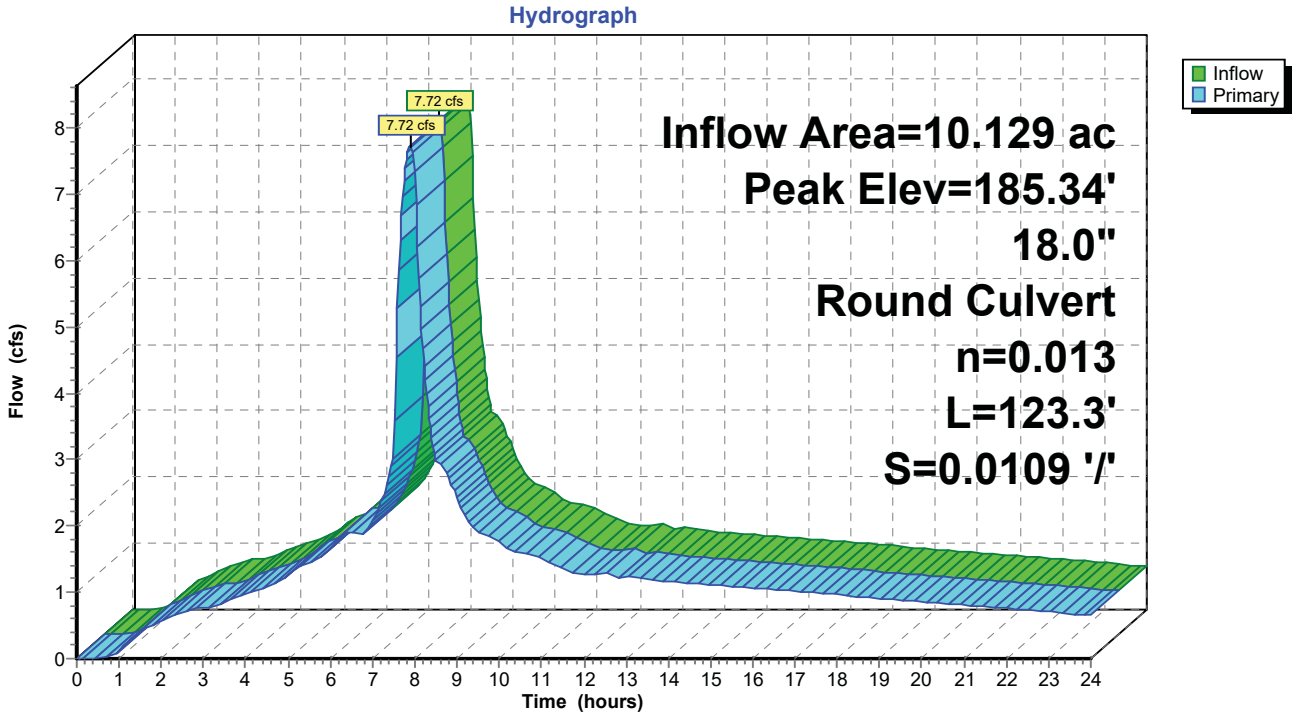
Inflow Area = 10.129 ac, 87.95% Impervious, Inflow Depth > 3.04" for 10-YR event
Inflow = 7.72 cfs @ 7.89 hrs, Volume= 2.570 af
Outflow = 7.72 cfs @ 7.89 hrs, Volume= 2.570 af, Atten= 0%, Lag= 0.0 min
Primary = 7.72 cfs @ 7.89 hrs, Volume= 2.570 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 185.34' @ 7.97 hrs
Flood Elev= 197.05'

Device	Routing	Invert	Outlet Devices
#1	Primary	183.61'	**18.0" Round Culvert** L= 123.3' Ke= 0.500 Inlet / Outlet Invert= 183.61' / 182.26' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=7.70 cfs @ 7.89 hrs HW=185.26' TW=184.04' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 7.70 cfs @ 4.93 fps)

Pond MH 1.4.2: 18"



Summary for Pond MH 1.5: 18"

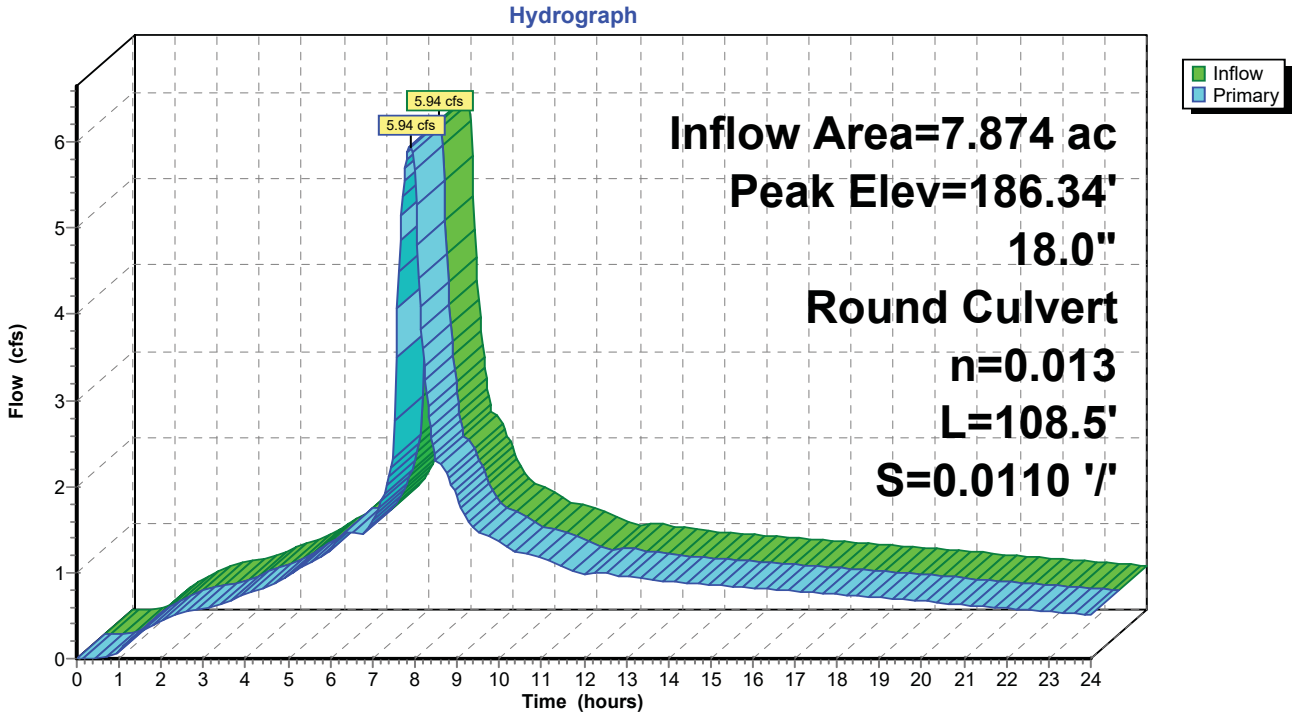
Inflow Area = 7.874 ac, 86.37% Impervious, Inflow Depth > 3.02" for 10-YR event
Inflow = 5.94 cfs @ 7.89 hrs, Volume= 1.981 af
Outflow = 5.94 cfs @ 7.89 hrs, Volume= 1.981 af, Atten= 0%, Lag= 0.0 min
Primary = 5.94 cfs @ 7.89 hrs, Volume= 1.981 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 186.34' @ 7.90 hrs
Flood Elev= 196.34'

Device	Routing	Invert	Outlet Devices
#1	Primary	185.00'	**18.0" Round Culvert** L= 108.5' Ke= 0.500 Inlet / Outlet Invert= 185.00' / 183.81' S= 0.0110 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=5.93 cfs @ 7.89 hrs HW=186.34' TW=185.26' (Dynamic Tailwater)
1=Culvert (Outlet Controls 5.93 cfs @ 4.72 fps)

Pond MH 1.5: 18"



Post-Developed 25-yr Storm Event Peak Flow Calculations

Summary for Subcatchment 3.11S: Parkway Village South

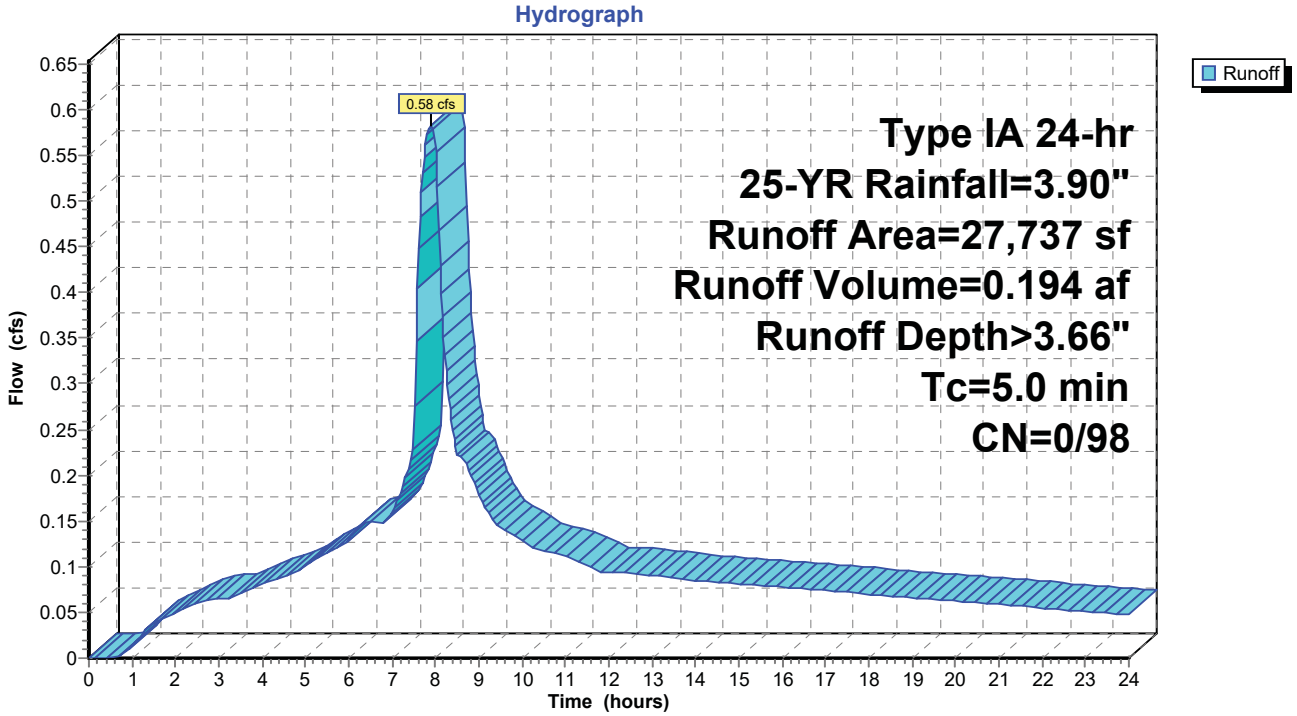
Runoff = 0.58 cfs @ 7.89 hrs, Volume= 0.194 af, Depth> 3.66"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	27,737	98	Impervious
*	0	86	Landscaping, HSC C
	27,737	98	Weighted Average
	27,737		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.11S: Parkway Village South



Summary for Subcatchment 3.12S: Parkway Village South

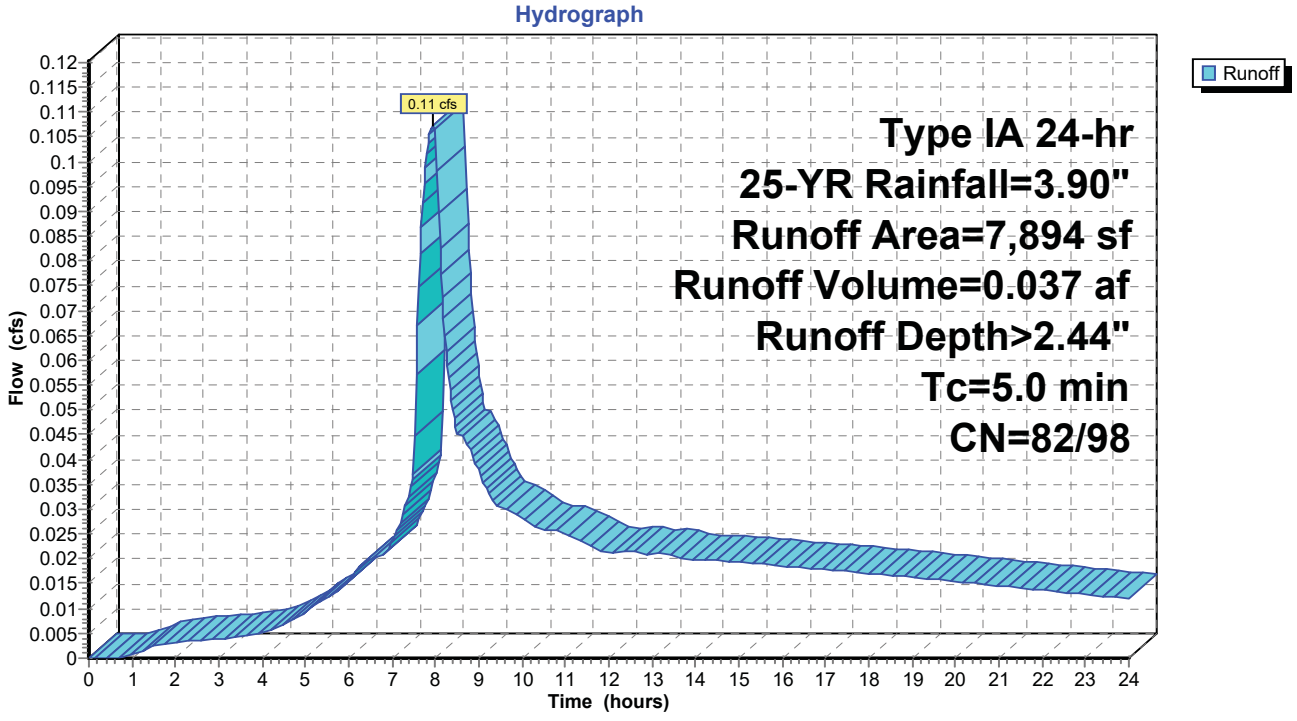
Runoff = 0.11 cfs @ 7.94 hrs, Volume= 0.037 af, Depth> 2.44"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	1,673	98	Impervious
*	2,388	86	Landscaping, HSC C
*	3,833	79	Grasscrete
	7,894	85	Weighted Average
	6,221		78.81% Pervious Area
	1,673		21.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.12S: Parkway Village South



Summary for Subcatchment 3.13S: Parkway Village South

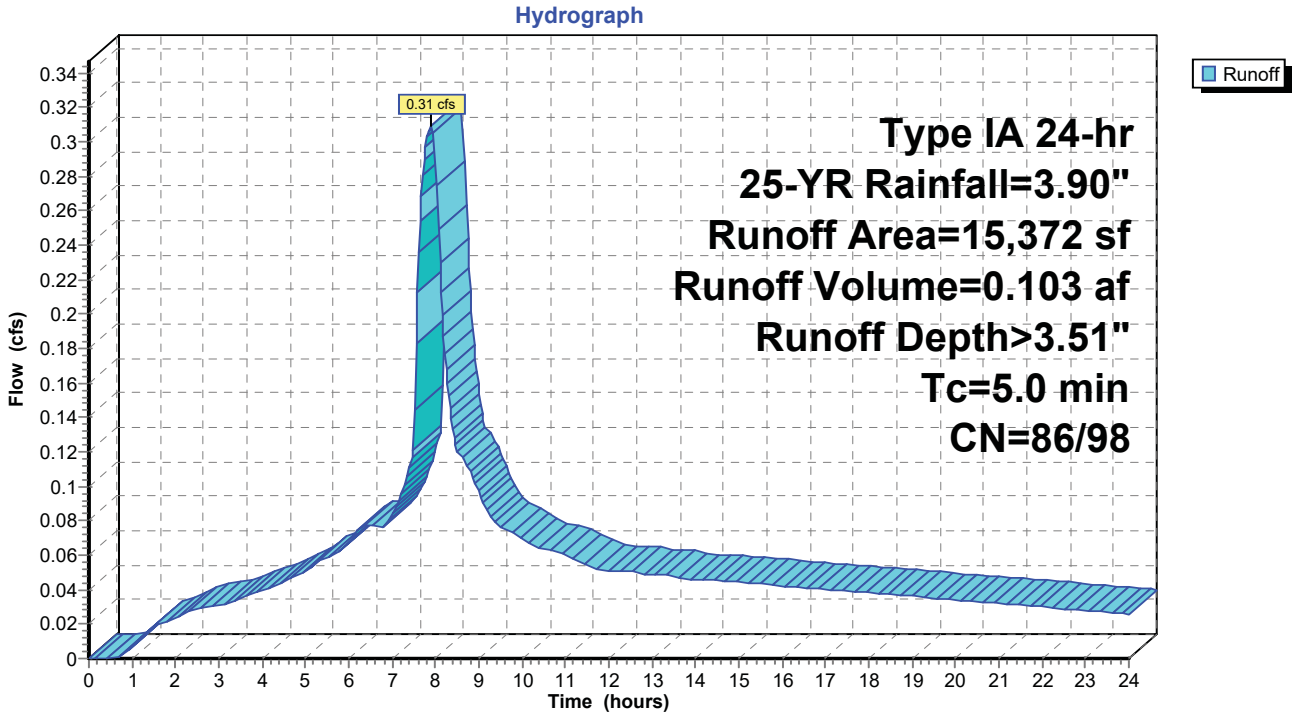
Runoff = 0.31 cfs @ 7.89 hrs, Volume= 0.103 af, Depth> 3.51"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	13,417	98	Impervious
*	1,955	86	Landscaping, HSC C
	15,372	96	Weighted Average
	1,955		12.72% Pervious Area
	13,417		87.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.13S: Parkway Village South



Summary for Subcatchment 3.16S: Parkway Village South

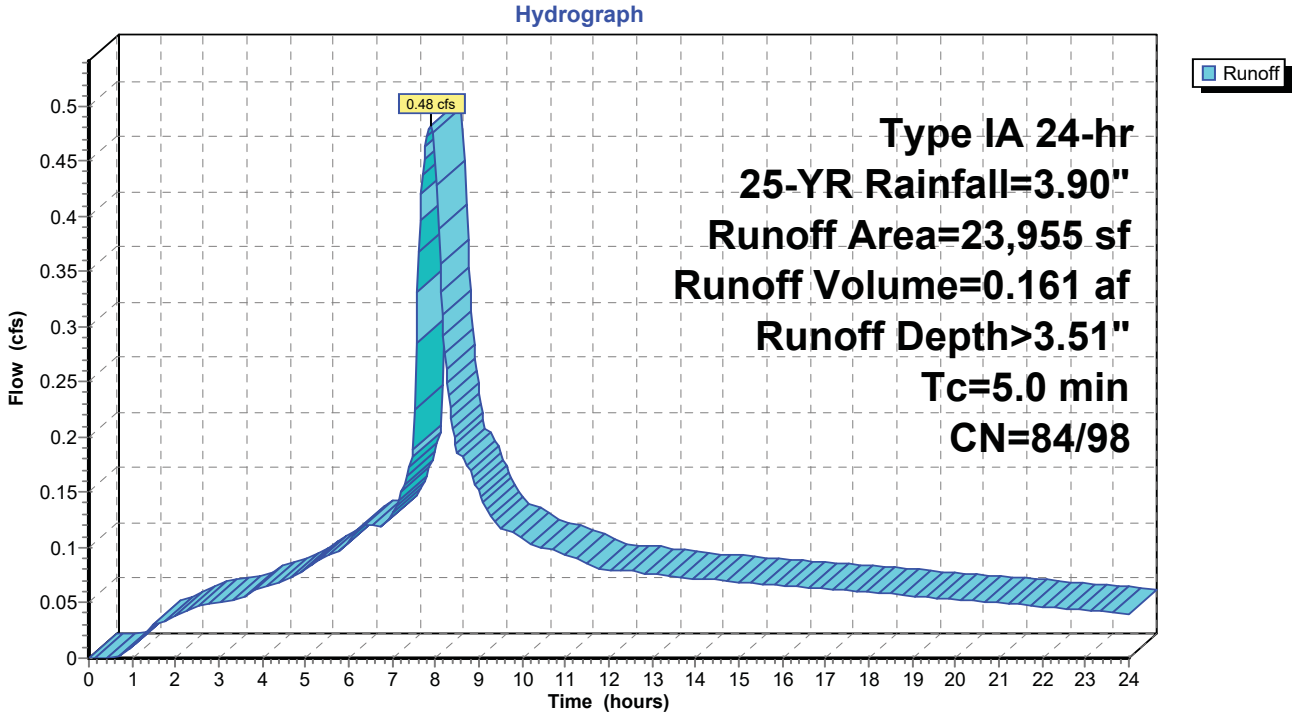
Runoff = 0.48 cfs @ 7.89 hrs, Volume= 0.161 af, Depth> 3.51"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	21,445	98	Impervious
*	1,954	86	Landscaping, HSC C
*	556	79	Grasscrete
	23,955	97	Weighted Average
	2,510		10.48% Pervious Area
	21,445		89.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.16S: Parkway Village South



Summary for Subcatchment 3.17S: Parkway Village South

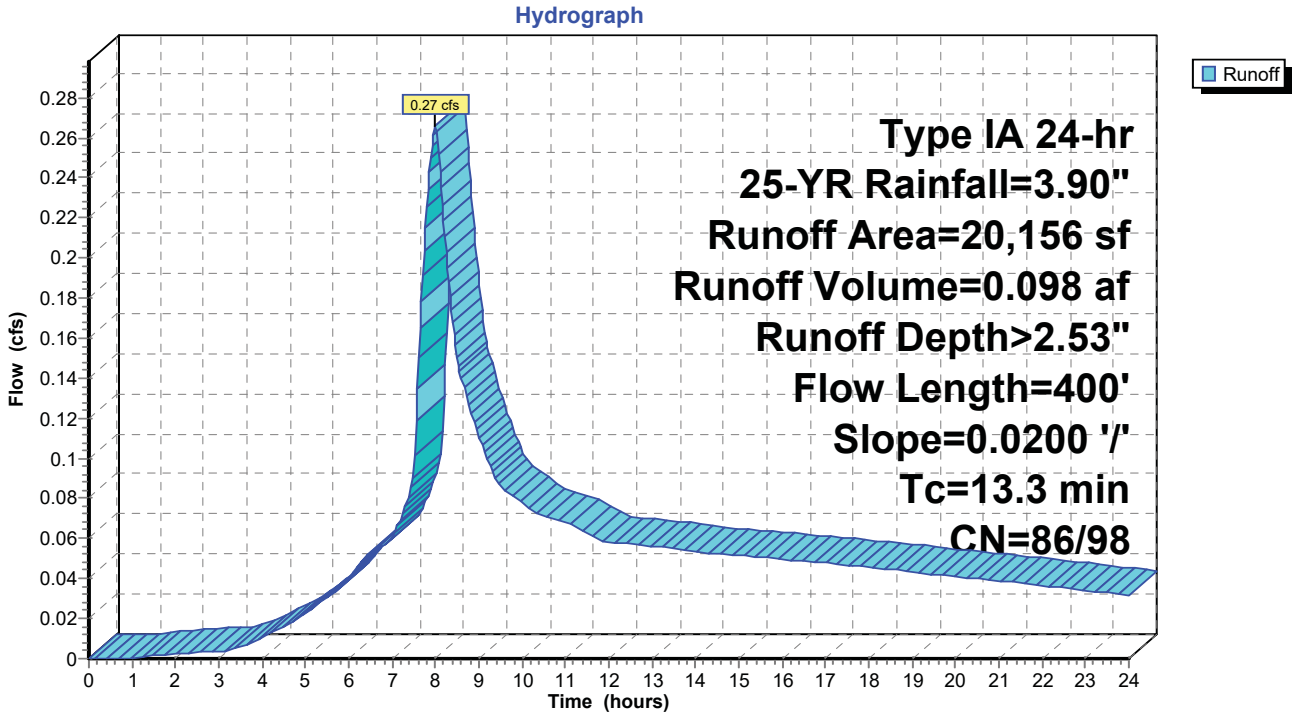
Runoff = 0.27 cfs @ 8.00 hrs, Volume= 0.098 af, Depth> 2.53"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	1,500	98	Impervious
*	18,656	86	Landscaping, HSC C
	20,156	87	Weighted Average
	18,656		92.56% Pervious Area
	1,500		7.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	100	0.0200	0.15		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"
2.2	300	0.0200	2.28		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
13.3	400	Total			

Subcatchment 3.17S: Parkway Village South



Summary for Subcatchment 3.18S: Parkway Village South (portion of site within 5S)

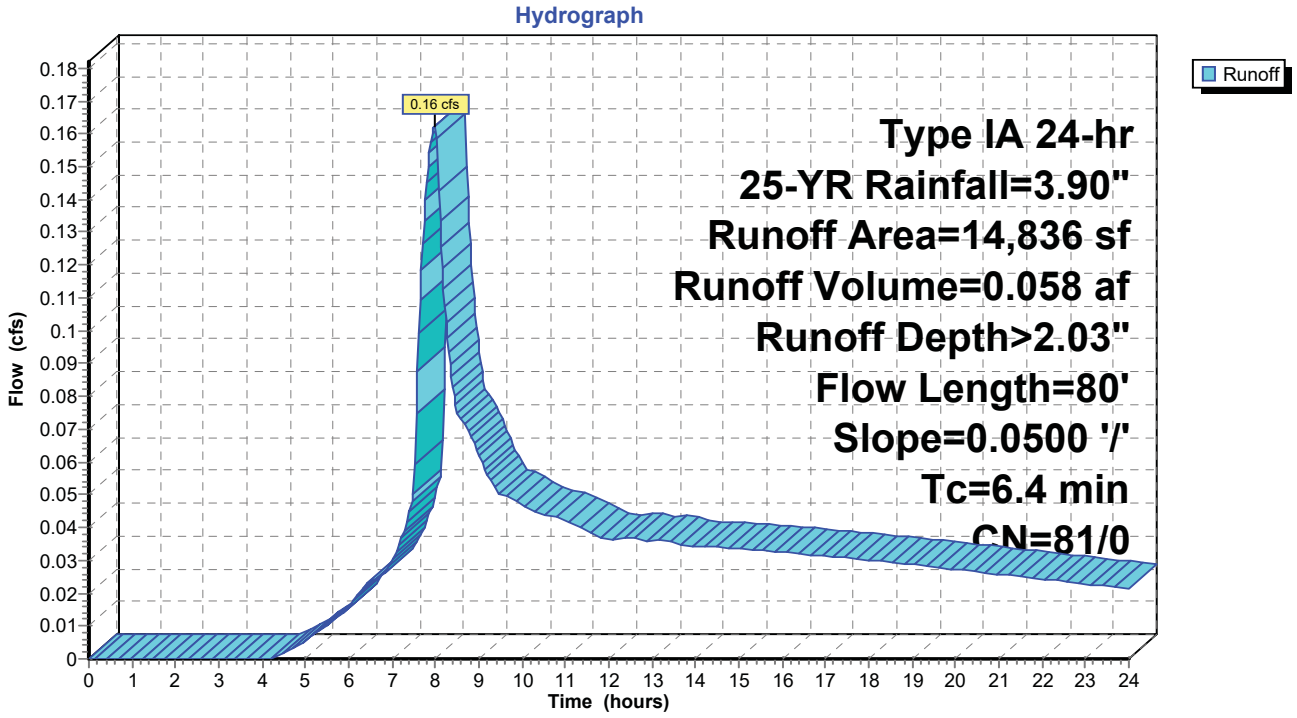
Runoff = 0.16 cfs @ 7.97 hrs, Volume= 0.058 af, Depth> 2.03"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	14,836	81	VEGETATED CORRIDOR
	14,836		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.4	80	0.0500	0.21		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.50"

Subcatchment 3.18S: Parkway Village South (portion of site within 5S)



Summary for Subcatchment 3.19S: Parkway Village South (Future)

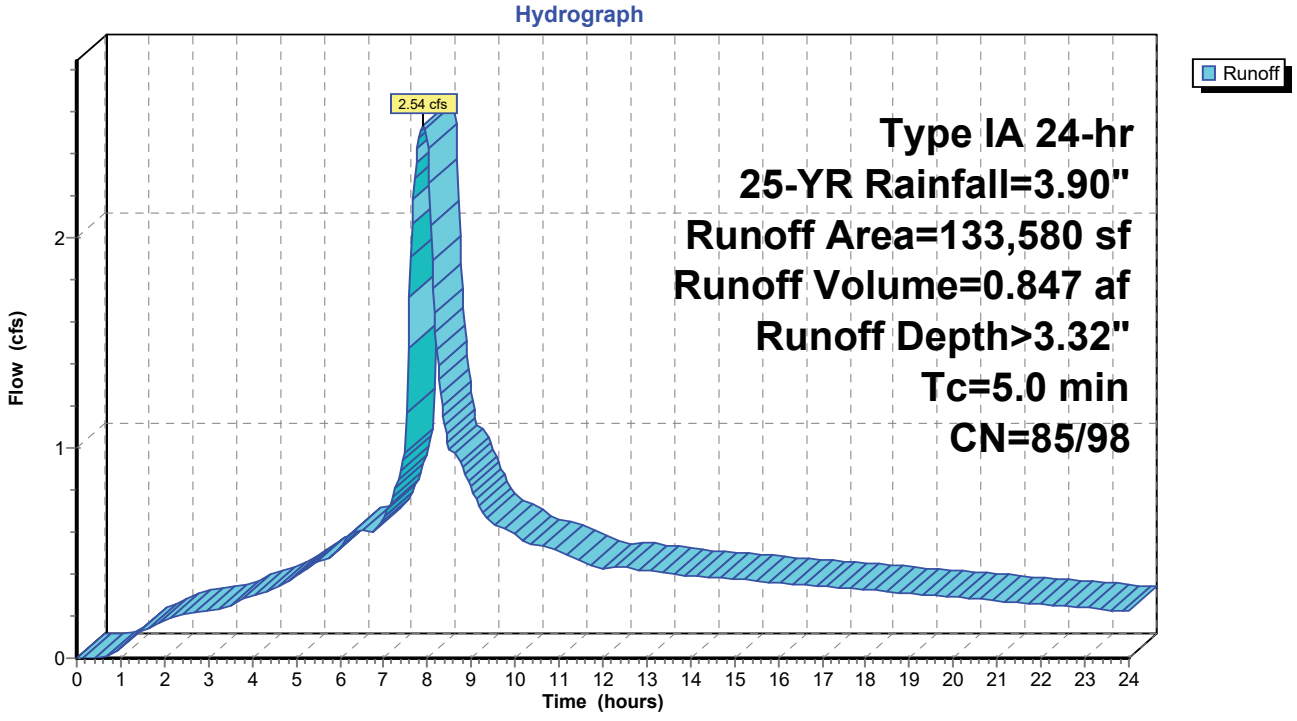
Runoff = 2.54 cfs @ 7.90 hrs, Volume= 0.847 af, Depth> 3.32"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
Type IA 24-hr 25-YR Rainfall=3.90"

	Area (sf)	CN	Description
*	98,108	98	Impervious
*	31,716	86	Landscaping, HSC C
*	3,756	79	Grasscrete
	133,580	95	Weighted Average
	35,472		26.55% Pervious Area
	98,108		73.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3.19S: Parkway Village South (Future)



Summary for Pond 1P: Detention Facility

[93] Warning: Storage range exceeded by 0.01'
[90] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 3.067 ac, 73.45% Impervious, Inflow Depth > 3.32" for 25-YR event
Inflow = 2.54 cfs @ 7.90 hrs, Volume= 0.847 af
Outflow = 2.56 cfs @ 7.89 hrs, Volume= 0.745 af, Atten= 0%, Lag= 0.0 min
Primary = 2.56 cfs @ 7.89 hrs, Volume= 0.745 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 186.01' @ 7.89 hrs Surf.Area= 752 sf Storage= 6,016 cf

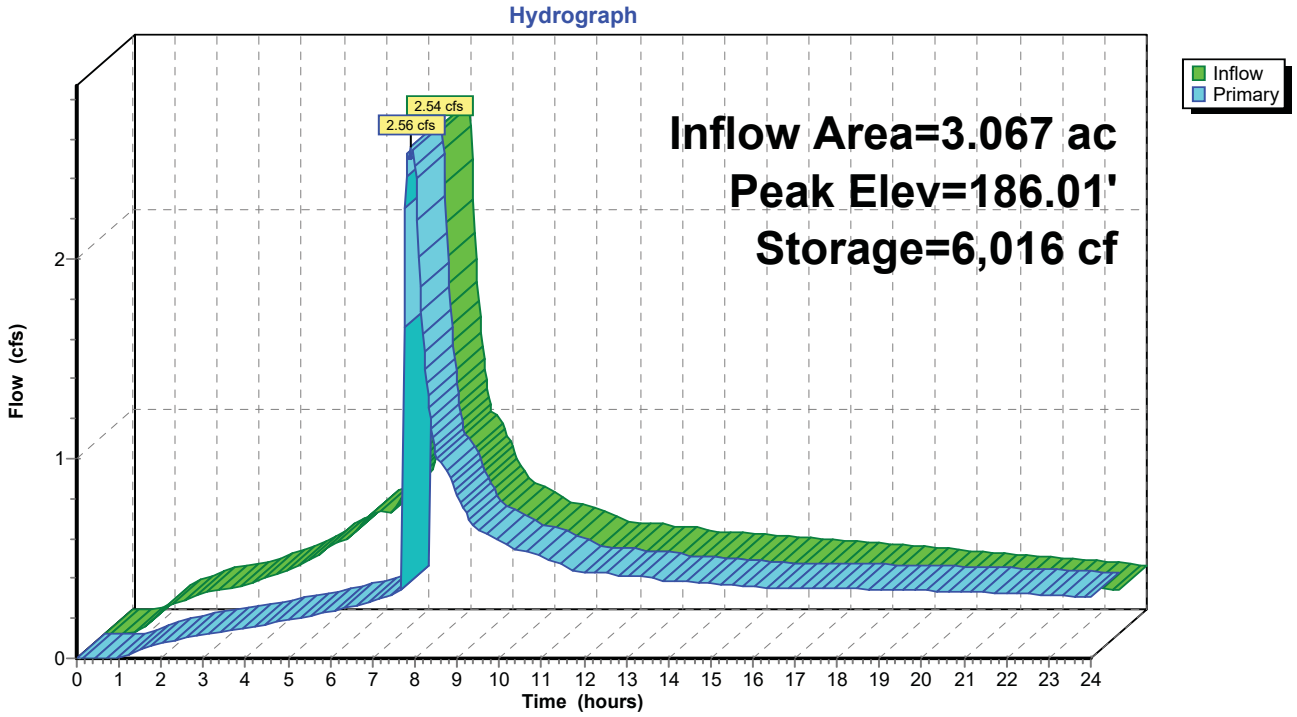
Plug-Flow detention time= 169.8 min calculated for 0.744 af (88% of inflow)
Center-of-Mass det. time= 85.8 min (765.6 - 679.8)

Volume	Invert	Avail.Storage	Storage Description
#1	178.00'	6,016 cf	**16.00'W x 47.00'L x 8.00'H Prismatoid**

Device	Routing	Invert	Outlet Devices
#1	Primary	178.00'	**10.0" Round Culvert** L= 20.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 178.00' / 177.71' S= 0.0145 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.55 sf
#2	Device 1	178.00'	**2.2" Vert. Orifice/Grate** C= 0.600
#3	Device 1	185.70'	**4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=2.56 cfs @ 7.89 hrs HW=186.01' TW=179.71' (Dynamic Tailwater)
└─**1=Culvert** (Passes 2.56 cfs of 6.59 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.32 cfs @ 12.08 fps)
  └─**3=Sharp-Crested Rectangular Weir** (Weir Controls 2.24 cfs @ 1.83 fps)

Pond 1P: Detention Facility



Summary for Pond CB 3.12: 8"

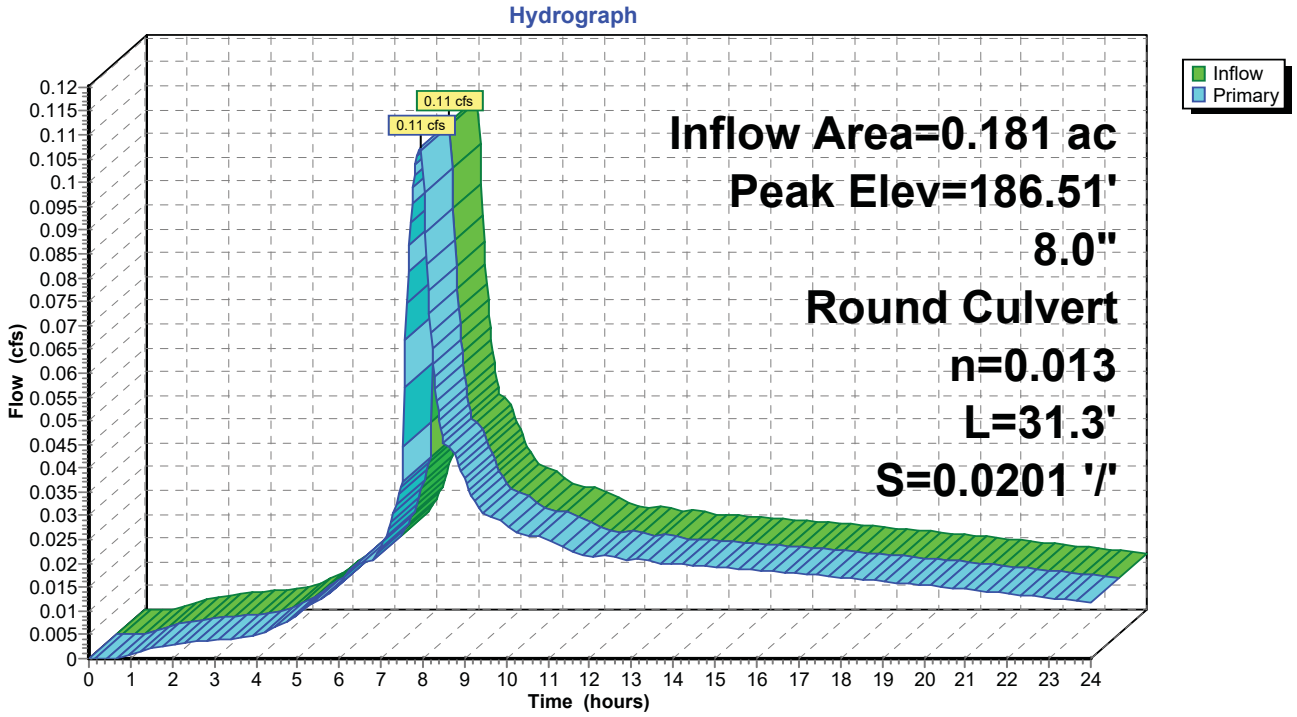
Inflow Area = 0.181 ac, 21.19% Impervious, Inflow Depth > 2.44" for 25-YR event
Inflow = 0.11 cfs @ 7.94 hrs, Volume= 0.037 af
Outflow = 0.11 cfs @ 7.94 hrs, Volume= 0.037 af, Atten= 0%, Lag= 0.0 min
Primary = 0.11 cfs @ 7.94 hrs, Volume= 0.037 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 186.51' @ 7.94 hrs
Flood Elev= 191.01'

Device	Routing	Invert	Outlet Devices
#1	Primary	186.33'	**8.0" Round Culvert** L= 31.3' Ke= 0.500 Inlet / Outlet Invert= 186.33' / 185.70' S= 0.0201 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.11 cfs @ 7.94 hrs HW=186.51' TW=183.66' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 0.11 cfs @ 1.44 fps)

Pond CB 3.12: 8"



Summary for Pond CB 3.16: 8"

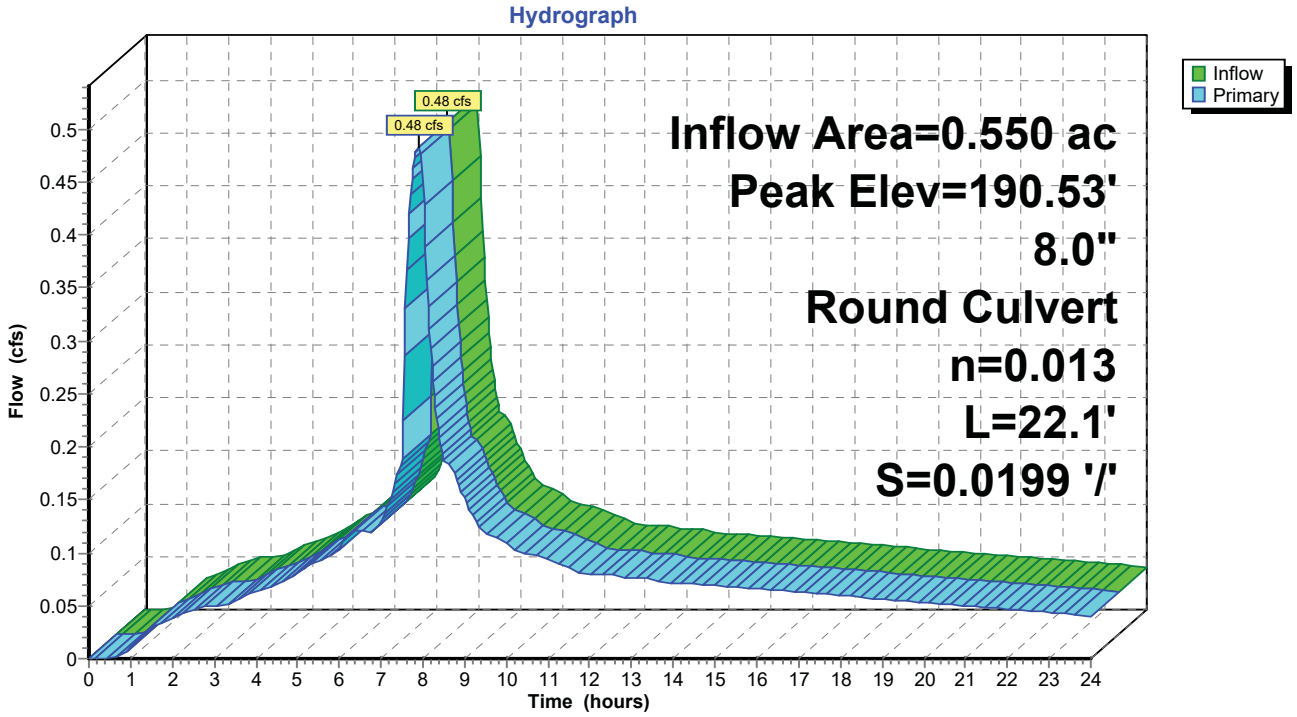
Inflow Area = 0.550 ac, 89.52% Impervious, Inflow Depth > 3.51" for 25-YR event
Inflow = 0.48 cfs @ 7.89 hrs, Volume= 0.161 af
Outflow = 0.48 cfs @ 7.89 hrs, Volume= 0.161 af, Atten= 0%, Lag= 0.0 min
Primary = 0.48 cfs @ 7.89 hrs, Volume= 0.161 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 190.53' @ 7.89 hrs
Flood Elev= 193.79'

Device	Routing	Invert	Outlet Devices
#1	Primary	190.12'	**8.0" Round Culvert** L= 22.1' Ke= 0.500 Inlet / Outlet Invert= 190.12' / 189.68' S= 0.0199 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf

Primary OutFlow Max=0.48 cfs @ 7.89 hrs HW=190.53' TW=186.51' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 0.48 cfs @ 2.17 fps)

Pond CB 3.16: 8"



Summary for Pond CO 3.11: 6"

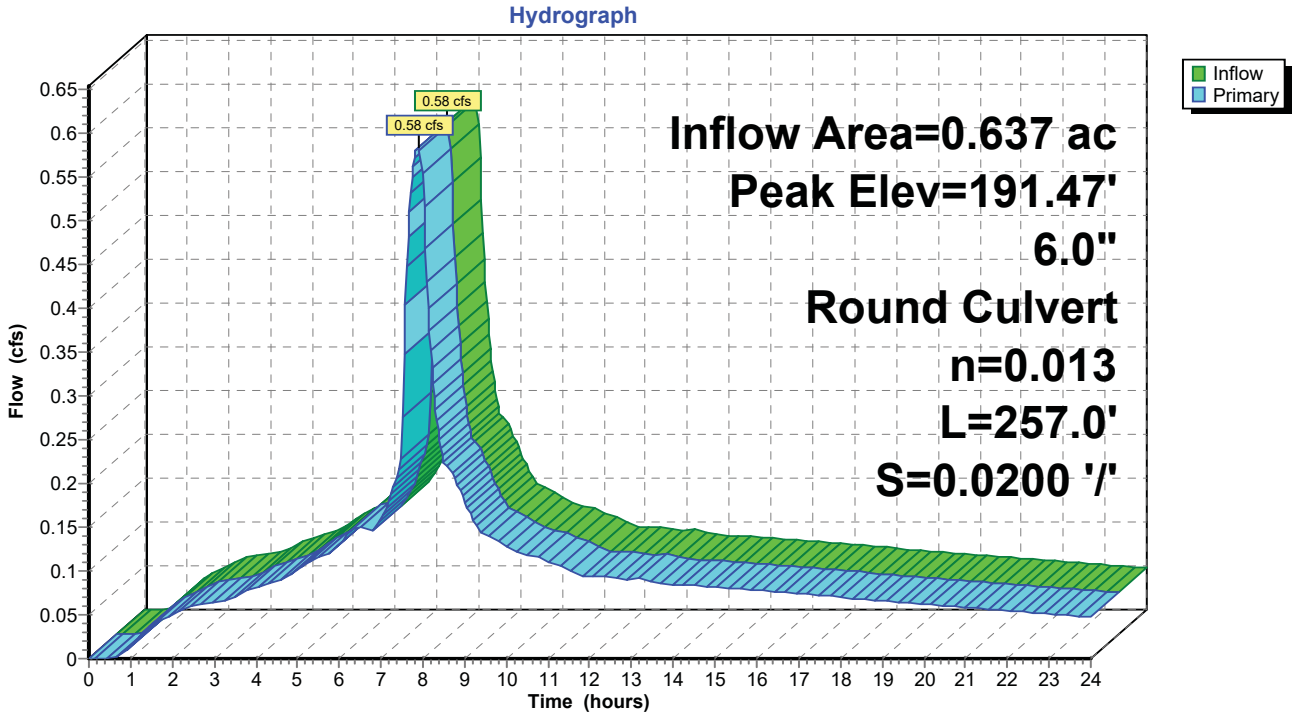
Inflow Area = 0.637 ac,100.00% Impervious, Inflow Depth > 3.66" for 25-YR event
Inflow = 0.58 cfs @ 7.89 hrs, Volume= 0.194 af
Outflow = 0.58 cfs @ 7.89 hrs, Volume= 0.194 af, Atten= 0%, Lag= 0.0 min
Primary = 0.58 cfs @ 7.89 hrs, Volume= 0.194 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 191.47' @ 7.89 hrs
Flood Elev= 195.62'

Device	Routing	Invert	Outlet Devices
#1	Primary	190.84'	**6.0" Round Culvert** L= 257.0' Ke= 0.500 Inlet / Outlet Invert= 190.84' / 185.70' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf

Primary OutFlow Max=0.58 cfs @ 7.89 hrs HW=191.47' TW=183.71' (Dynamic Tailwater)
1=Culvert (Inlet Controls 0.58 cfs @ 2.97 fps)

Pond CO 3.11: 6"



Summary for Pond MH 1.1: 18"

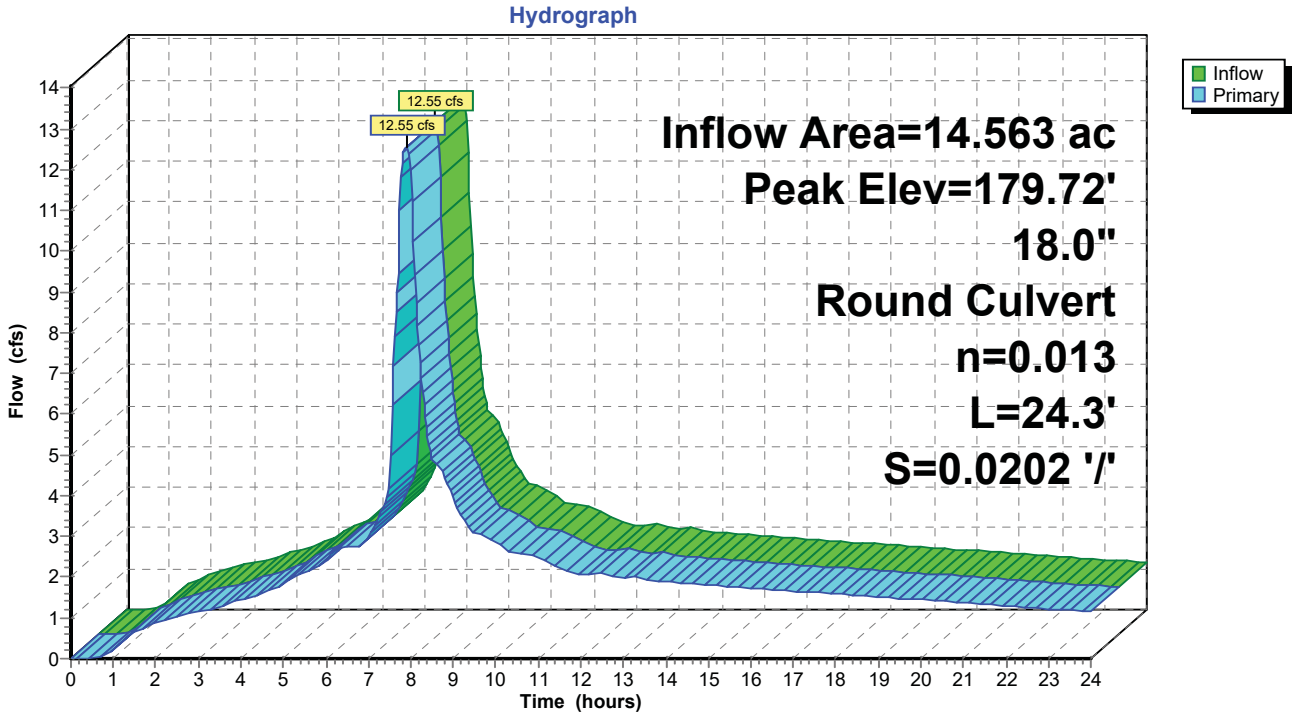
Inflow Area = 14.563 ac, 84.65% Impervious, Inflow Depth > 3.36" for 25-YR event
Inflow = 12.55 cfs @ 7.89 hrs, Volume= 4.078 af
Outflow = 12.55 cfs @ 7.89 hrs, Volume= 4.078 af, Atten= 0%, Lag= 0.0 min
Primary = 12.55 cfs @ 7.89 hrs, Volume= 4.078 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 179.72' @ 7.89 hrs
Flood Elev= 189.13'

Device	Routing	Invert	Outlet Devices
#1	Primary	176.79'	**18.0" Round Culvert** L= 24.3' Ke= 0.500 Inlet / Outlet Invert= 176.79' / 176.30' S= 0.0202 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=12.55 cfs @ 7.89 hrs HW=179.71' TW=177.13' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 12.55 cfs @ 7.10 fps)

Pond MH 1.1: 18"



Summary for Pond MH 1.2: 18"

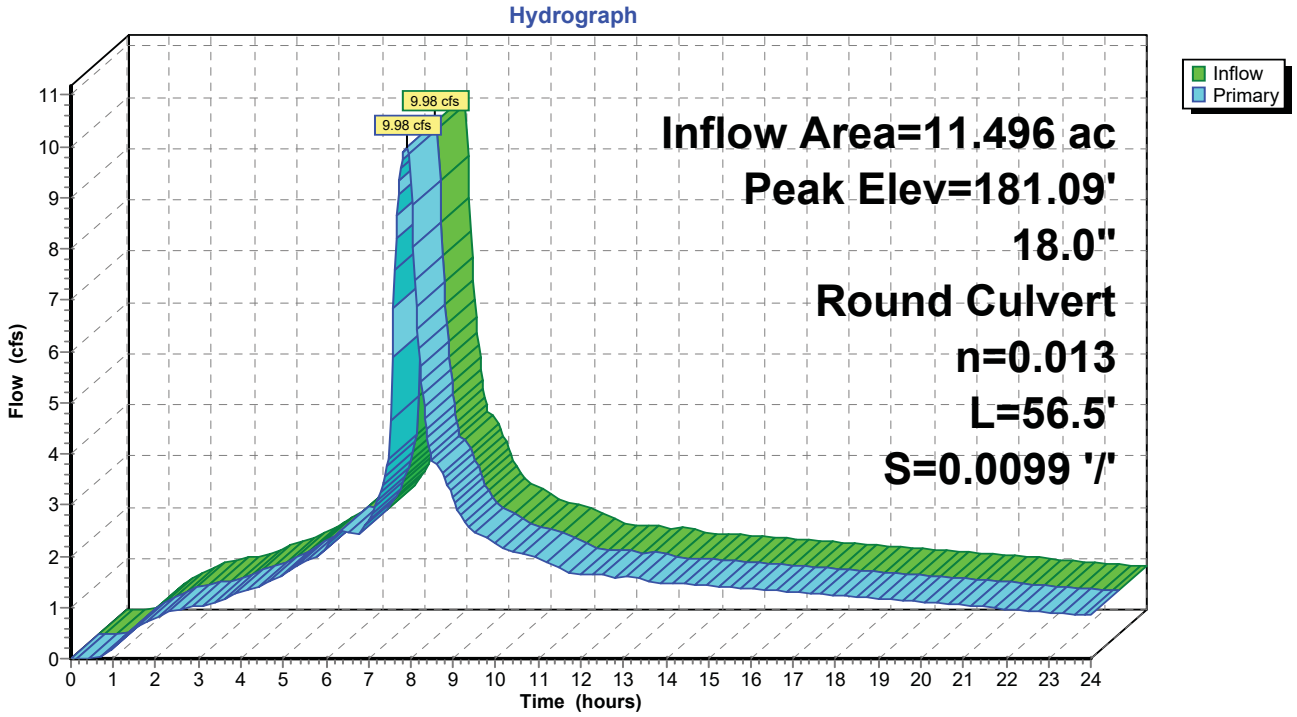
Inflow Area = 11.496 ac, 87.64% Impervious, Inflow Depth > 3.48" for 25-YR event
Inflow = 9.98 cfs @ 7.89 hrs, Volume= 3.333 af
Outflow = 9.98 cfs @ 7.89 hrs, Volume= 3.333 af, Atten= 0%, Lag= 0.0 min
Primary = 9.98 cfs @ 7.89 hrs, Volume= 3.333 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 181.09' @ 7.89 hrs
Flood Elev= 189.19'

Device	Routing	Invert	Outlet Devices
#1	Primary	177.55'	**18.0" Round Culvert** L= 56.5' Ke= 0.500 Inlet / Outlet Invert= 177.55' / 176.99' S= 0.0099 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=9.98 cfs @ 7.89 hrs HW=181.09' TW=179.71' (Dynamic Tailwater)
1=Culvert (Inlet Controls 9.98 cfs @ 5.65 fps)

Pond MH 1.2: 18"



Summary for Pond MH 1.3: 18"

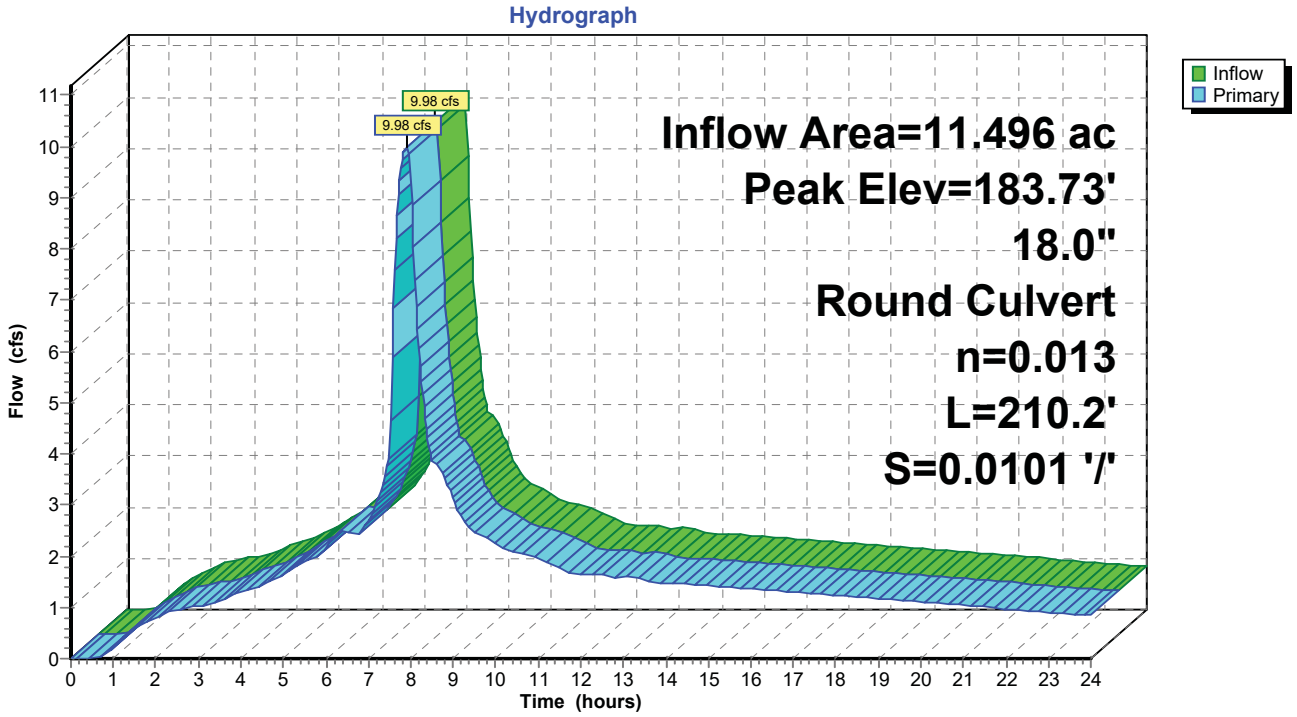
Inflow Area = 11.496 ac, 87.64% Impervious, Inflow Depth > 3.48" for 25-YR event
Inflow = 9.98 cfs @ 7.89 hrs, Volume= 3.333 af
Outflow = 9.98 cfs @ 7.89 hrs, Volume= 3.333 af, Atten= 0%, Lag= 0.0 min
Primary = 9.98 cfs @ 7.89 hrs, Volume= 3.333 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 183.73' @ 7.91 hrs
Flood Elev= 194.82'

Device	Routing	Invert	Outlet Devices
#1	Primary	179.87'	**18.0" Round Culvert** L= 210.2' Ke= 0.500 Inlet / Outlet Invert= 179.87' / 177.75' S= 0.0101 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=9.93 cfs @ 7.89 hrs HW=183.71' TW=181.09' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 9.93 cfs @ 5.62 fps)

Pond MH 1.3: 18"



Summary for Pond MH 1.4: 18"

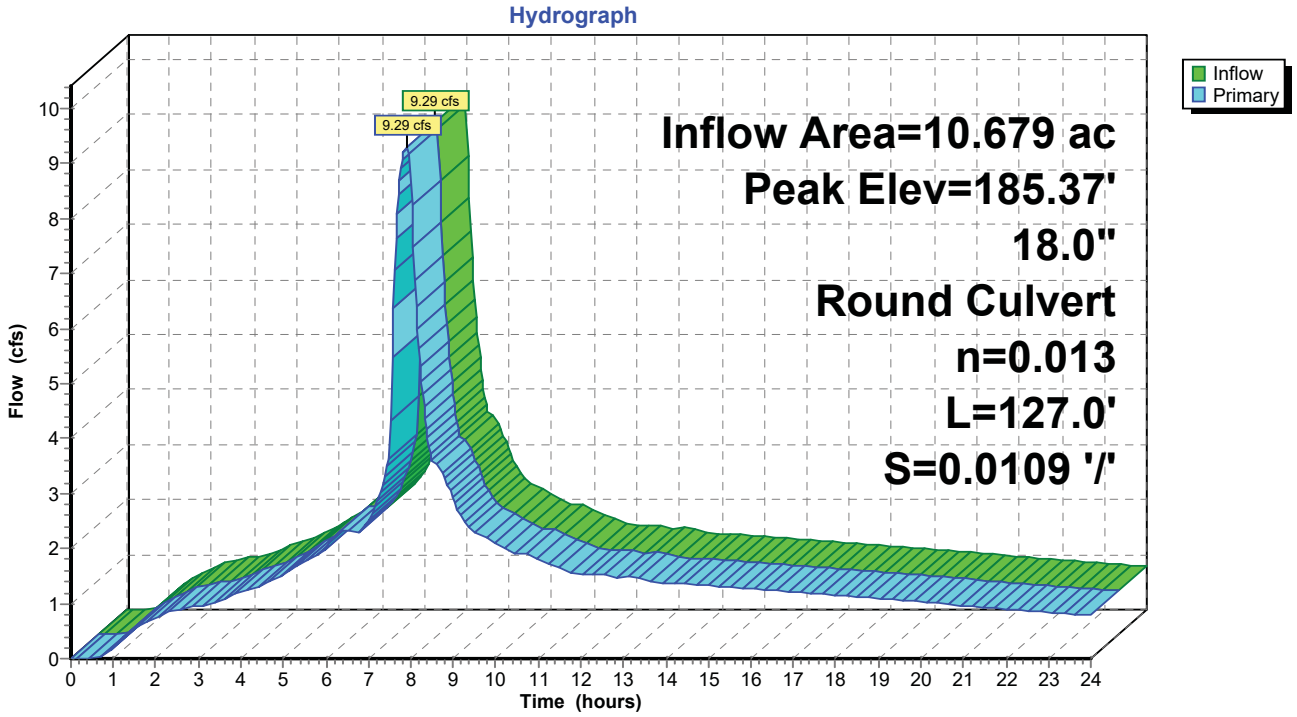
Inflow Area = 10.679 ac, 88.03% Impervious, Inflow Depth > 3.49" for 25-YR event
Inflow = 9.29 cfs @ 7.89 hrs, Volume= 3.102 af
Outflow = 9.29 cfs @ 7.89 hrs, Volume= 3.102 af, Atten= 0%, Lag= 0.0 min
Primary = 9.29 cfs @ 7.89 hrs, Volume= 3.102 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 185.37' @ 7.91 hrs
Flood Elev= 194.75'

Device	Routing	Invert	Outlet Devices
#1	Primary	181.46'	**18.0" Round Culvert** L= 127.0' Ke= 0.500 Inlet / Outlet Invert= 181.46' / 180.07' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=9.28 cfs @ 7.89 hrs HW=185.35' TW=183.71' (Dynamic Tailwater)
1=Culvert (Outlet Controls 9.28 cfs @ 5.25 fps)

Pond MH 1.4: 18"



Summary for Pond MH 1.4.1: 18"

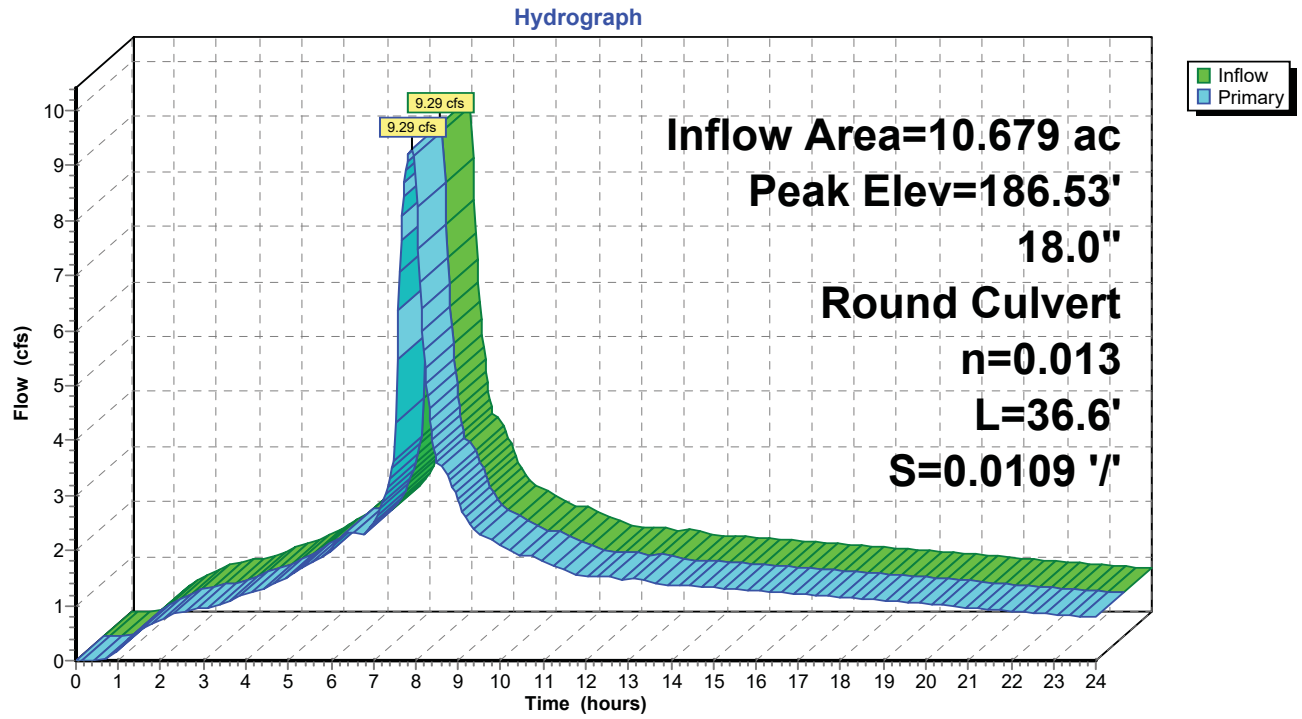
Inflow Area = 10.679 ac, 88.03% Impervious, Inflow Depth > 3.49" for 25-YR event
Inflow = 9.29 cfs @ 7.89 hrs, Volume= 3.102 af
Outflow = 9.29 cfs @ 7.89 hrs, Volume= 3.102 af, Atten= 0%, Lag= 0.0 min
Primary = 9.29 cfs @ 7.89 hrs, Volume= 3.102 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 186.53' @ 7.92 hrs
Flood Elev= 194.37'

Device	Routing	Invert	Outlet Devices
#1	Primary	182.06'	**18.0" Round Culvert** L= 36.6' Ke= 0.500 Inlet / Outlet Invert= 182.06' / 181.66' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=9.19 cfs @ 7.89 hrs HW=186.51' TW=185.35' (Dynamic Tailwater)
↑**1=Culvert** (Inlet Controls 9.19 cfs @ 5.20 fps)

Pond MH 1.4.1: 18"



Summary for Pond MH 1.4.2: 18"

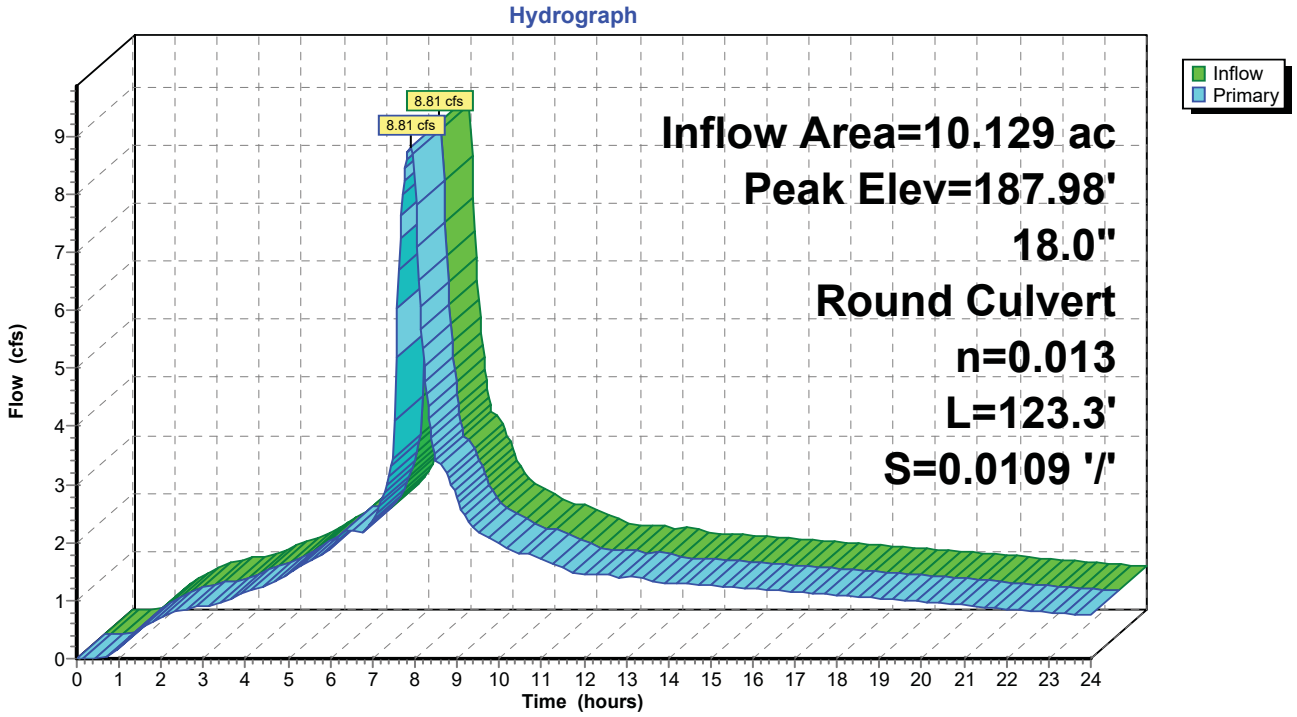
Inflow Area = 10.129 ac, 87.95% Impervious, Inflow Depth > 3.48" for 25-YR event
Inflow = 8.81 cfs @ 7.89 hrs, Volume= 2.941 af
Outflow = 8.81 cfs @ 7.89 hrs, Volume= 2.941 af, Atten= 0%, Lag= 0.0 min
Primary = 8.81 cfs @ 7.89 hrs, Volume= 2.941 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 187.98' @ 7.93 hrs
Flood Elev= 197.05'

Device	Routing	Invert	Outlet Devices
#1	Primary	183.61'	**18.0" Round Culvert** L= 123.3' Ke= 0.500 Inlet / Outlet Invert= 183.61' / 182.26' S= 0.0109 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=8.73 cfs @ 7.89 hrs HW=187.93' TW=186.51' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 8.73 cfs @ 4.94 fps)

Pond MH 1.4.2: 18"



Summary for Pond MH 1.5: 18"

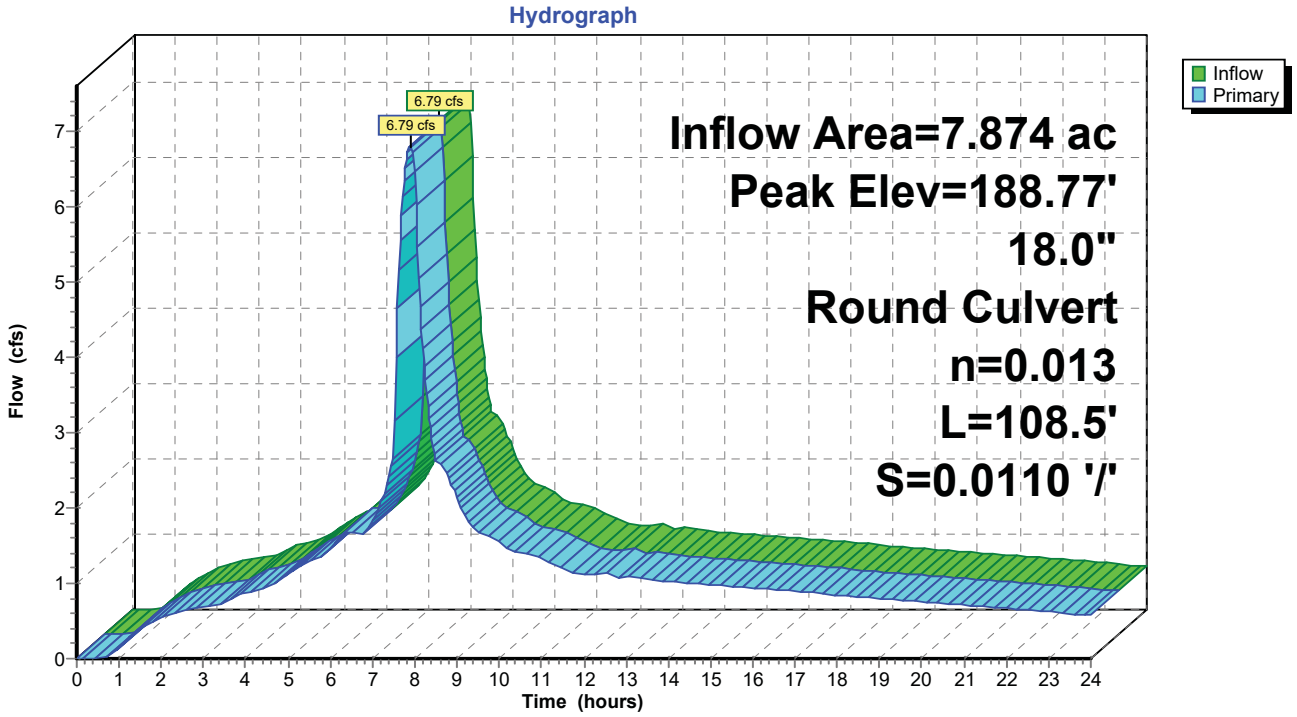
Inflow Area = 7.874 ac, 86.37% Impervious, Inflow Depth > 3.46" for 25-YR event
Inflow = 6.79 cfs @ 7.89 hrs, Volume= 2.268 af
Outflow = 6.79 cfs @ 7.89 hrs, Volume= 2.268 af, Atten= 0%, Lag= 0.0 min
Primary = 6.79 cfs @ 7.89 hrs, Volume= 2.268 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs / 2
Peak Elev= 188.77' @ 7.93 hrs
Flood Elev= 196.34'

Device	Routing	Invert	Outlet Devices
#1	Primary	185.00'	**18.0" Round Culvert** L= 108.5' Ke= 0.500 Inlet / Outlet Invert= 185.00' / 183.81' S= 0.0110 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf

Primary OutFlow Max=6.28 cfs @ 7.89 hrs HW=188.62' TW=187.94' (Dynamic Tailwater)
↑**1=Culvert** (Outlet Controls 6.28 cfs @ 3.55 fps)

Pond MH 1.5: 18"



Appendix C: TR-55 Runoff Curve Numbers

Table 2-2a Runoff curve numbers for urban areas [1/]

Cover description: Cover type and hydrologic condition	Average percent impervious area [2/]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3/]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4/]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5/]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Appendix D: USDA – NRCS Soil Resource Report

Exhibit A

United States Department of Agriculture

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

Parkway Village South

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Washington County, Oregon.....13
21A—Hillsboro loam, 0 to 3 percent slopes.....13
37A—Quatama loam, 0 to 3 percent slopes.....14
37B—Quatama loam, 3 to 7 percent slopes.....15
References.....17

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,390 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil 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:
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 21, Oct 27, 2021

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

Date(s) aerial images were photographed: Apr 16, 2021—Apr 18, 2021

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
21A	Hillsboro loam, 0 to 3 percent slopes	0.0	0.1%
37A	Quatama loam, 0 to 3 percent slopes	3.8	72.5%
37B	Quatama loam, 3 to 7 percent slopes	1.4	27.4%
Totals for Area of Interest		**5.2**	**100.0%**

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.

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

21A—Hillsboro loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 21y5
Elevation: 160 to 240 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hillsboro and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hillsboro

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty and loamy old alluvium

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 48 inches: loam
H3 - 48 to 57 inches: fine sandy loam
H4 - 57 to 81 inches: fine sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Ecological site: R002XC008OR - Valley Terrace Group
Hydric soil rating: No

37A—Quatama loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 21zl
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

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

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well 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 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: R002XC008OR - Valley Terrace Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

37B—Quatama loam, 3 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21zm
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

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

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 3 to 7 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well 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 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: R002XC008OR - Valley Terrace Group
Forage suitability group: Moderately Well Drained < 15% Slopes (G002XY004OR)
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)
Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Exhibit L: Transportation Documentation

KITTELSON & ASSOCIATES
851 SW 6th AVENUE, SUITE 600
PORTLAND, OR 97204
P 503.228.5230 F 503.273.8169

April 4, 2022 Project #: 27389

Bob Galati, PE & Craig Christensen, PE
City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

RE: Trip Generation Estimates for Parkway Village South (Hotel and Self-Storage Facility)

Dear Bob and Craig,

Parkway Village South, LLC proposes to develop a hotel on a vacant pad site (on Tax Lot 1200 of Washington County Assessor's Map 2S129DC) within the previously approved Parkway Village South campus. Additionally, the project proposes a new self-storage facility on Tax Lot 1100 of Washington County Assessor's Map 2S129DC, land not previously included or assessed in the original trip generation for the campus. This letter documents the projected change in Average Daily Traffic (ADT) associated with the hotel and self-storage facility compared to prior Transportation Impact Study (TIS) assumptions. As detailed herein, the proposed site plan (shown in Appendix 1) will result in ADT levels that remain below those previously approved by the City. Given there is no ADT increase projected and no change to the previously constructed site access driveways, the proposed site plan modification should not trigger the need for additional traffic impact analysis. Further details are provided herein.

PRIOR APPROVED SITE TRIP GENERATION

The original TIS was based on the ADT estimates shown in Table 1[1].

Table 1: Approved Parkway Village South Trip Generation Estimates

Approved Trips	ADT
Total Trips	**7,887**
Less Internal Trips	*-122*
Less Pass-by Trips	*-2,042*
Net New Primary Trips	**5,723**

Following the original approvals, plans for Pad "A" were changed from an originally vested 10,000 square feet of retail space to a proposed 12,275 square foot daycare facility. In addition to Pad A, changes were approved by the City for Retail A, C and D[2].

[1] Source: *Parkway Village South – Transportation Impact Study* dated July 18, 2017.

[2] Source: *Revised Trip Generation for Minor Site Plan Changes to Parkway Village South* dated October 1, 2018. A copy of this document is included in Appendix 2.

PROPOSED SITE PLAN CHANGES

Parkway Village South, LLC now proposes to develop a hotel and a self-storage facility within the overall project site. The hotel is planned to be located on "Pad A" (on Tax Lot 1200 of Washington County Assessor's Map 2S129DC) and replace the approved aforementioned daycare facility. The hotel could include up to 105 rooms. The self-storage building (to be located on Tax Lot 1100 of Washington County Assessor's Map 2S129DC) will provide up to 690 self-storage units, includes a leasing office and will also offer four industrial flex tenant spaces each with approximately 2,550 square feet of space. The flex tenant spaces will be located along the south side of SW Century Drive and will operate as contractor units with individual building entrances/roll-up doors that access the on-site parking/circulation area.

REVISED TRIP GENERATION ESTIMATE

Daily trip estimates for the new uses were prepared using the average trip rates contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* published in 2021. The Specialty Trade Contractor uses was selected to represent the four proposed flex space units. Per the *Trip Generation Manual, 11th Edition*:

> *"A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning."*

We note that there are no pass-by trips associated with self-storage, specialty trade contractor or the hotel uses. Daily internal hotel trips were assumed to be the same as those associated with the previously approved daycare (actual rates may be higher given the potential for trips between the hotel and retail/community center uses).

Table 2 summarizes the revised average daily trip estimates for the Parkway Village South project. The proposed new uses are included as line items near the top of the table while the previously approved average daily trips for the Shopping Center (includes year 2018 updates for Retail A, C and D), Fast Food and Recreational Community Center were obtained directly from the prior 2018 update and are shaded[3].

[3] Refer to Table 2 of the *Revised Trip Generation for Minor Site Plan Changes to Parkway Village South* prepared by Kittelson & Associates, Inc. dated October 1, 2018 (refer to Appendix 2 of this letter).

Table 2: Revised Parkway Village South Average Daily Trip Generation Estimate

Land Use Category	ITE Code	Size (SF)	Average Daily Trips[1]
All-Suites Hotel[1]	311	105 rooms	462
Less Internal Trips (4% Daily)			*-18*
Less Pass-By Trips (0% Daily)			*0*
Self-Storage[1]	151	690 units	126
Specialty Trade Contractor[1]	180	10,200 Square Feet	100
Shopping Center (Retail A, B, D + 70% Retail C + 67% Retail D)[2]	820	24,194 Square Feet	2,291
Less Internal Trips (2% Daily)			*-46*
Less Pass-By Trips (34% Daily)			*-763*
Fast-Food Restaurant with Drive Through (30% Retail C, 33% Retail D) [2]	934	3,600 Square Feet	1,695
Less Internal Trips (3% Daily)			*-51*
Less Pass-By Trips (49% Daily)			*-806*
Recreational Community Center[2]	495	92,899 Square Feet	2,677
Less Internal Trips (0.5% Daily)			*-13*
Less Pass-By Trips (0% Daily)			*0*
		Total Trips	**7,351**
		Less Internal Trips	*-128*
		Less Pass-by Trips	*-1,569*
		Net New Primary Trips	**5,654**
Original Approved Net New Trips (from Table 1)			**5,723**
Current Net New Primary Trips – Original Approved Net New Trips			**-69**

[1] Trips calculated from average rates in *Trip Generation Manual, 11th Edition*

[2] Trips estimates obtained from October 2018 approval and retained for consistency.

As shown in Table 2, the current proposal generates fewer net new daily trips than were originally approved in 2017. Given the reduction in daily trips, there will be a corresponding reduction in weekday PM peak hour trips and there should be no new trip impact to the local street system or Highway 99W.

SITE ACCESS

The overall project site is accessible to vehicles by five driveways today (two on SW Langer Farms Parkway and three on SW Century Drive). No changes to the existing vehicle access are proposed. While the on-site parking and circulation connects to five access points, primary access to the hotel and storage facility is expected to be via the site's central access on SW Century Drive and the northern access on SW Langer Farms Parkway based on building, parking lot, and on-site drive aisle orientation.

The easternmost site access on SW Century Drive is expected to function as a secondary/service and emergency access for the storage building given the access is located on the rear side of the building

parking and loading. Similarly, a limited number of hotel patrons are expected to use the east access given the hotel building lobby drop off area, the building entry locations and the parking location/orientation.

Full movement access is proposed for the new north-south drive aisle to be created at the existing east driveway approach on SW Century Drive. It is noted that the existing east site driveway aligns with a full movement service entrance to the Walmart building to the north. A two-way center left-turn lane is striped on SW Century Drive serving the two aligned driveways as well as an off-site access approximately 50 feet to the east along the south side of SW Century Drive (the access to the east is one of two driveways serving the building located at 15028 SW Century Drive). Given the clear lines of sight available and the relatively low volumes anticipated at the east site driveway, the service access to the north, and the neighboring driveway to the east, no turn movement restrictions or lane additions should be needed. We recommend installation of a City-standard STOP sign on the northbound approach of the east driveway at SW Century Drive.

CONCLUSIONS

Based on the findings herein, the proposed site plan revisions for the Parkway Village South project will result in lower ADT volumes than were forecast in the original 2017 Transportation Impact Study approved by the City. The proposed development will be accessible via existing shared driveways. No new driveway access is proposed. Given these findings, it appears that no additional traffic impact analysis should be needed.

Please call us if you have any questions or if further information is required.

Sincerely,
KITTELSON & ASSOCIATES, INC.

Chris Brehmer, PE
Senior Principal Engineer

Julia Kuhn, PE
Senior Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
62836PE
OREGON
JULY 11, 2000
CHRISTOPHER LYNN BREHMER
EXPIRES: 12/31/23

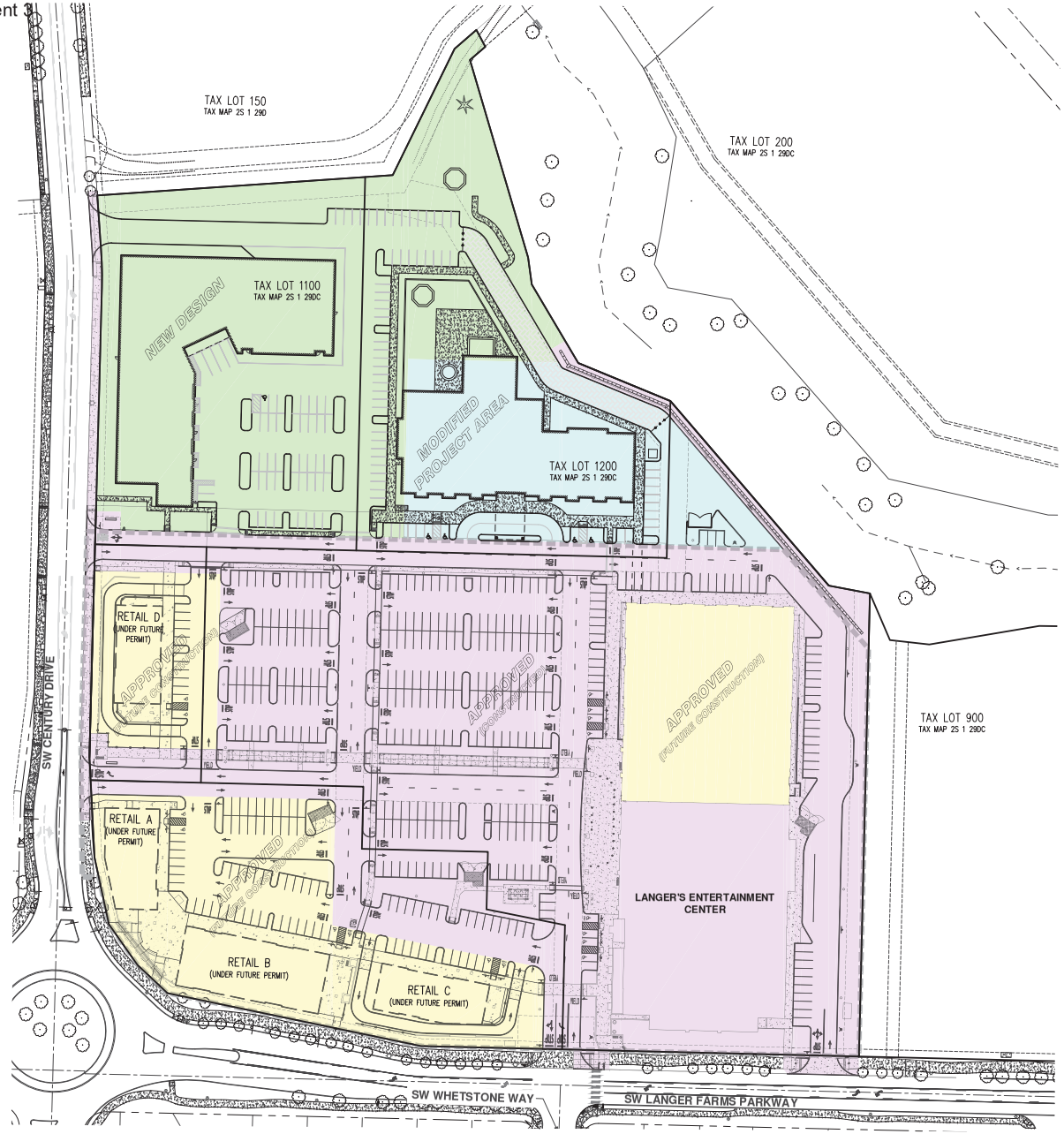
Cc: Marie Holladay & Chris Goodell, AICP, LEED[AP]; AKS Engineering & Forestry, LLC

APPENDIX

1) Proposed Site Plan
2) 2018 Trip Letter

Appendix 1 Proposed Site Plan

Exhibit A



LEGEND

- APPROVED – CONSTRUCTED (SP 17-01)
- APPROVED – FUTURE CONSTRUCTION (SP 17-01)
- MODIFIED PROJECT AREA – NEW DESIGN (SP 17D-01, MMSP 18-08)
- NEW DESIGN – NO PREVIOUS LAND USE APPROVAL
- EXISTING IMPROVEMENTS BOUNDARY

NOTES:

1. PARKWAY VILLAGE SOUTH IMPROVEMENTS WERE APPROVED IN DECEMBER 2017 BY CITY OF SHERWOOD FILE NO. SP 17-01.
2. IN APRIL 2019, A MINOR MODIFICATION WAS APPROVED BY CITY OF SHERWOOD FILE NO. MMSP 18-08.
3. THE AREA SHOWN WITHIN THE DASHED LINE IS APPROVED AND TO REMAIN UNCHANGED.

N

SCALE: 1" = 60 FEET

60 0 12 30 60

ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

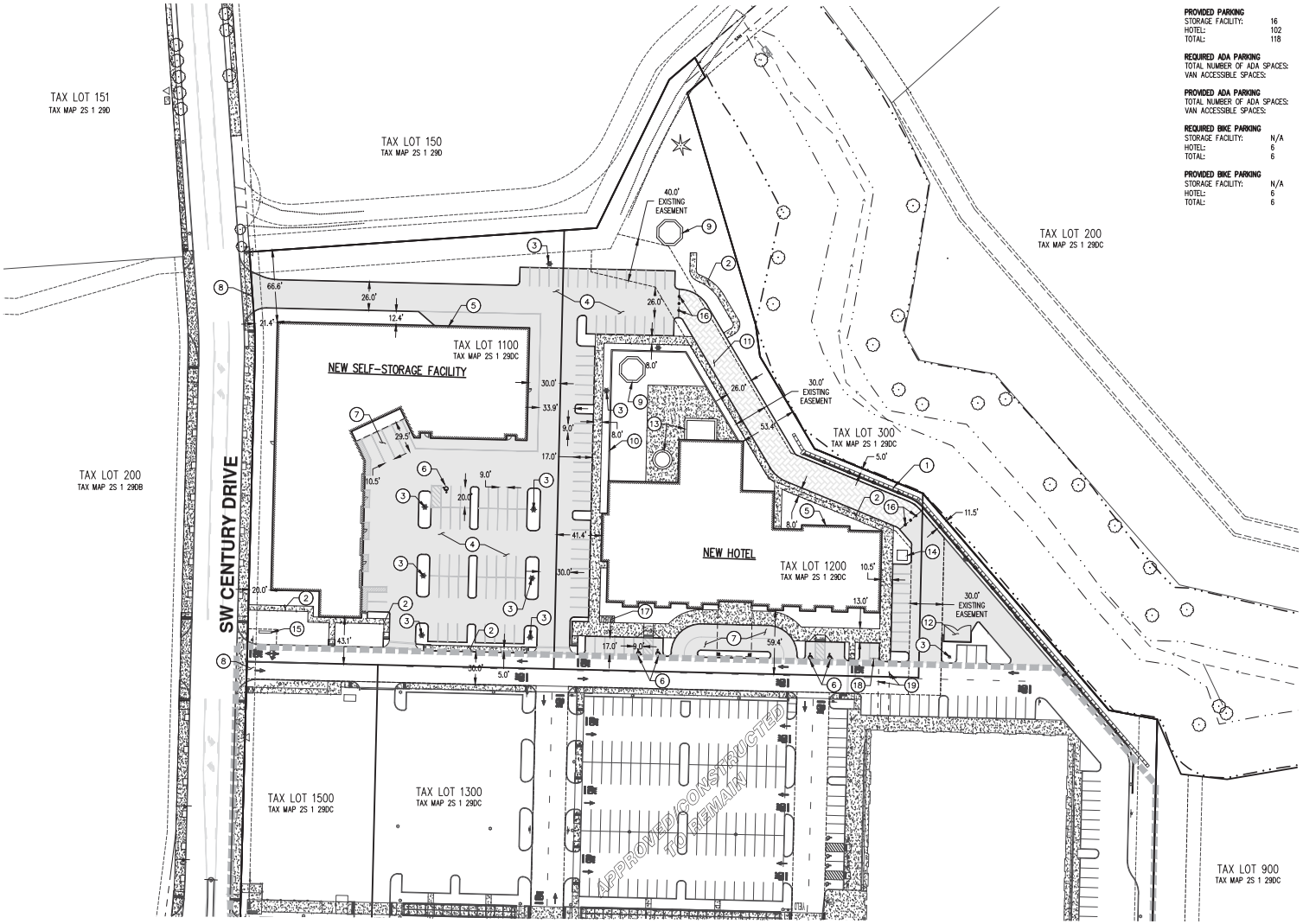
PARKWAY VILLAGE SOUTH OVERALL SITE PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	04/15/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

AKS DRAWING FILE: 5656-02 SITE PLANNING | LAYOUT: P04

Exhibit A



PARKING SUMMARY:

REQUIRED PARKING	
STORAGE FACILITY:	N/A
HOTEL:	100
TOTAL:	100
PROVIDED PARKING	
STORAGE FACILITY:	16
HOTEL:	102
TOTAL:	118
REQUIRED ADA PARKING	
TOTAL NUMBER OF ADA SPACES:	5
VAN ACCESSIBLE SPACES:	1
PROVIDED ADA PARKING	
TOTAL NUMBER OF ADA SPACES:	5
VAN ACCESSIBLE SPACES:	1
REQUIRED BIKE PARKING	
STORAGE FACILITY:	N/A
HOTEL:	6
TOTAL:	6
PROVIDED BIKE PARKING	
STORAGE FACILITY:	N/A
HOTEL:	6
TOTAL:	6

(#) SITE KEYED NOTES:

1. EXISTING RETAINING WALL.
2. NEW CONCRETE SIDEWALK (TYP).
3. NEW LIGHT POLE.
4. NEW AC PAVEMENT.
5. NEW BUILDING FOOTPRINT.
6. NEW ADA PARKING.
7. NEW LOADING AREA.
8. EXISTING DRIVEWAY APPROACH TO REMAIN.
9. NEW PAVILION.
10. NEW 4' TALL LANDSCAPE WALL/FENCE.
11. NEW GRASSCRETE SURFACE.
12. NEW TRASH ENCLOSURE.
13. OUTDOOR AMENITIES (POOL OR HOT TUB).
14. ELECTRICAL HOUSEKEEPING PAD.
15. EXISTING SIGN TO REMAIN.
16. NEW REMOVABLE BOLLARD (TYP).
17. NEW BIKE PARKING.
18. NEW CARPOOL PARKING.
19. FUTURE SKYBRIDGE CONNECTION TO LANGER'S ENTERTAINMENT CENTER.

NEW BUILDING SUMMARY – HOTEL

LEVEL	AREA (SF)	BUILDING USE
BUILDING FOOTPRINT	±27,737	100 HOTEL ROOMS
L2	TBD	HOTEL
L3	TBD	HOTEL
TOTAL	TBD	

NEW BUILDING SUMMARY – STORAGE

LEVEL	AREA (SF)	BUILDING USE
L1	±36,760	OFFICE, FLEXIBLE TENANT SPACES AND MINI STORAGE
L2	±26,213	MINI STORAGE
L3	±37,045	MINI STORAGE
TOTAL	±100,018	

LEGEND

- NEW ASPHALT CONCRETE PAVEMENT
- NEW CONCRETE HARDSCAPE
- NEW GRASSCRETE
- EXISTING IMPROVEMENTS BOUNDARY
- SKYBRIDGE

SCALE: 1" = 50 FEET
ORIGINAL PAGE SIZE: 22" x 34"

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

PRELIMINARY DIMENSIONED CIVIL SITE PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	04/15/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

AKS DRAWING FILE: 5656-02 DIM CIVIL SITE PLAN.DWG | LAYOUT: P05

Appendix 2 2018 Trip Letter

KITTELSON & ASSOCIATES
851 SW 6th AVENUE, SUITE 600
PORTLAND, OR 97204
P 503.228.5230 F 503.273.8169

October 29, 2018 Project #: 21487.0

Bob J. Galati, PE
City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140

RE: Revised Trip Generation for Minor Site Plan Changes to Parkway Village South

Dear Mr. Galati,

This letter documents a revised estimate of Average Daily Traffic (ADT) for the Parkway Village South project to reflect minor site plan revisions proposed by the owner (Langer Family, LLC). As detailed herein, the proposed site plan modification will result in ADT levels below the threshold approved by the City and documented in the original transportation impact study prepared by Kittelson & Associates, Inc. (Reference 1). With an expected reduction in overall ADT, the proposed site plan modification should, therefore, be processed by the City as a *Minor Modification*, requiring a staff level decision only. Additional details to support our findings are provided in this letter.

CITY-APPROVED SITE TRIP GENERATION

The original TIS prepared by Kittelson included ADT estimates for the original site plan provided in Attachment "A" of this letter. These ADT estimates, as approved by City, are shown in Table 1 below.

Table 1: Approved Parkway Village South Trip Generation Estimates

Approved Trips	ADT
Total Trips	**7,887**
Less Internal Trips	*-122*
Less Pass-by Trips	*-2,042*
Net New Primary Trips	**5,723**

As shown in the table above, the Parkway Village South project was approved for up to 7,887 total ADT and 5,723 net new ADT, which reflects the removal of internal and pass-by trips.

REVISED SITE PLAN

The revised site plan proposed by Langer Family, LLC for the Parkway Village South project is provided in Attachment "B" of this letter. Relative to the original site plan, the following changes are proposed:

- "Pad A" in the southeast corner of the site has changed from a 10,000 SF retail space to a 12,275 SF daycare facility;

- The drive-thru coffee kiosk in the northeast corner of the site has changed to a retail building (shown as Retail D) totaling 5,370 SF in size. This building will include a 1,800 SF fast-food restaurant with drive-through window; and,
- Other minor square footage changes have been made to Retail A and Retail C buildings.

REVISED TRIP GENERATION ESTIMATE

New ADT estimates were prepared for the revised site plan using the trip rates/equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition (Reference 2). It should be emphasized that the original July 2017 TIS relied on trip rates/equations contained in the ITE 9th Edition as it was the current resource at the time of land use submittal. Since its publication in September 2017, the ITE 10th Edition has now become the current resource, having a more robust and reliable database of land use descriptions. Trip internalization between individual uses on-site was also recalculated based on guidance in the *Trip Generation Handbook*, 3rd Edition (Reference 3) and through the use of OTISS Traffic software with pass-by rates also drawn from ITE's *Trip Generation Handbook, 3rd Edition*.

Table 2 summarizes the revised average daily trip estimates for the Parkway Village South project, including a breakdown of average daily trips by individual on-site buildings.

Table 2: Revised Parkway Village South Average Daily Trip Generation Estimate

Land Use Category	ITE Code	Size (SF)	Average Daily Trips[1]
Daycare	565	12,275	585
Less Internal Trips (3% Daily)			*-18*
Less Pass-By Trips (0% Daily)			*0*
Shopping Center (Retail A, B, D + 70% Retail C + 67% Retail D)	820	24,194	2,291
Less Internal Trips (2% Daily)			*-46*
Less Pass-By Trips (34% Daily)			*-763*
Fast-Food Restaurant with Drive Through (30% Retail C, 33% Retail D)	934	3,600	1,695
Less Internal Trips (3% Daily)			*-51*
Less Pass-By Trips (49% Daily)			*-806*
Recreational Community Center	495	92,899	2,677
Less Internal Trips (0.5% Daily)			*-13*
Less Pass-By Trips (0% Daily)			*0*
Total Trips			**7,248**
Less Internal Trips			*-128*
Less Pass-by Trips			*-1569*
Net New Primary Trips			**5,551**

[1] Trips calculated from rates or equations in ITE Trip Generation Manual, 10th Edition (September 2017)

As shown by the previous table, the revised project is now estimated to generate up to 7,248 total ADT and 5,551 net new ADT.

CONCLUSIONS

Based on the findings herein, the proposed site plan revisions for the Parkway Village South project will result in lower ADT volumes what were forecast in Kittelson's original Transportation Impact Analysis report approved by the City. As such, we request the City process the proposed site plan modification as a *Minor Modification*, requiring a staff level decision only.

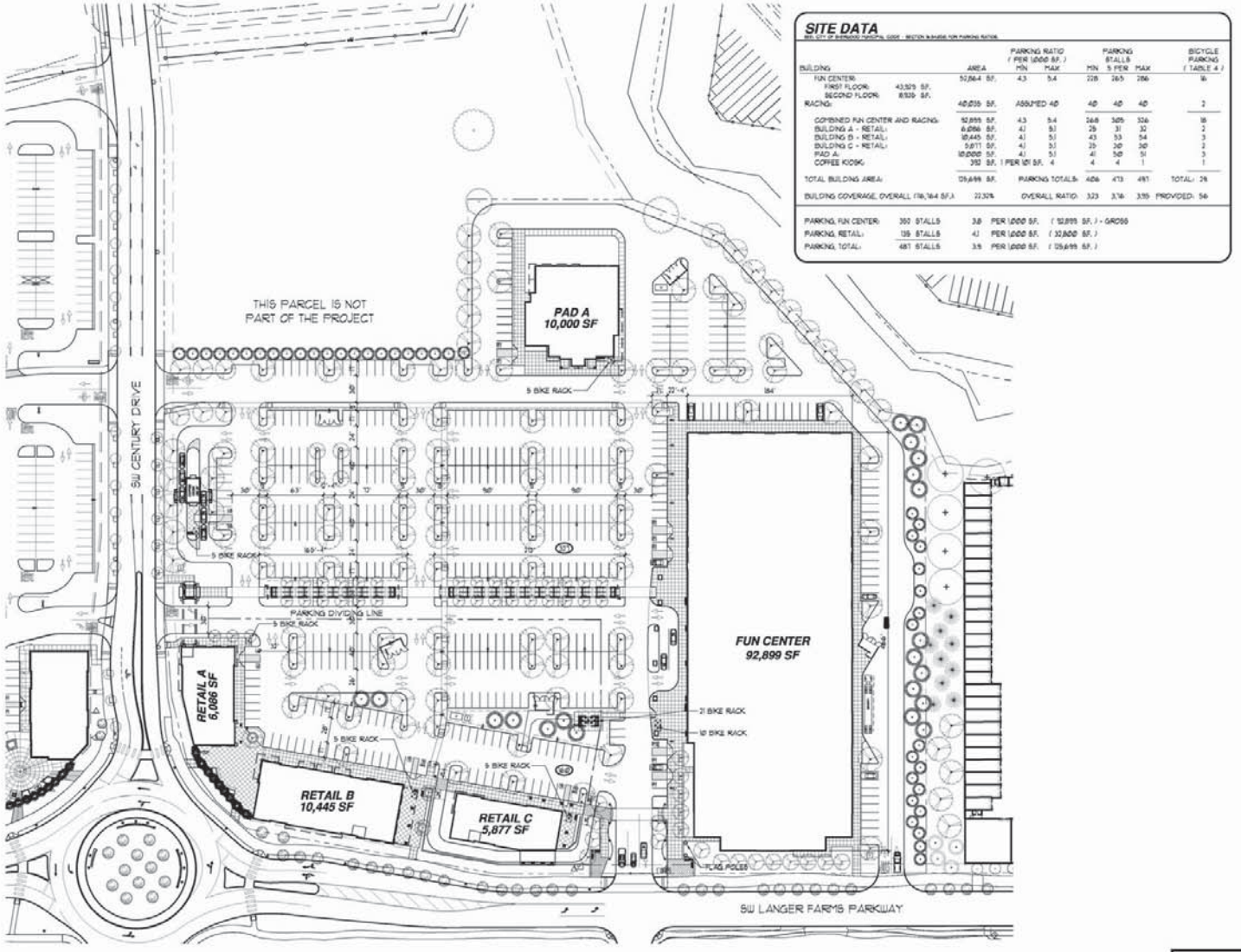
This concludes our findings regarding a revised trip generation analysis for the Parkway Village South project. If you have any further comments regarding our findings and recommendations, please give me a call.

Sincerely,

Kittelson & Associates, Inc.
Brian J. Dunn, P.E.
Associate Engineer

Attachments: "A" – Original Site Plan (approved)
"B" - Revised Site Plan (proposed)

Attachment A



TILAND / SCHMIDT
ARCHITECTS, P.C.
3611 SW. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 228-8511
FAX (503) 228-8518

SITE PLAN

07-14-2017 1" = 60'-0"

PARKWAY VILLAGE SOUTH

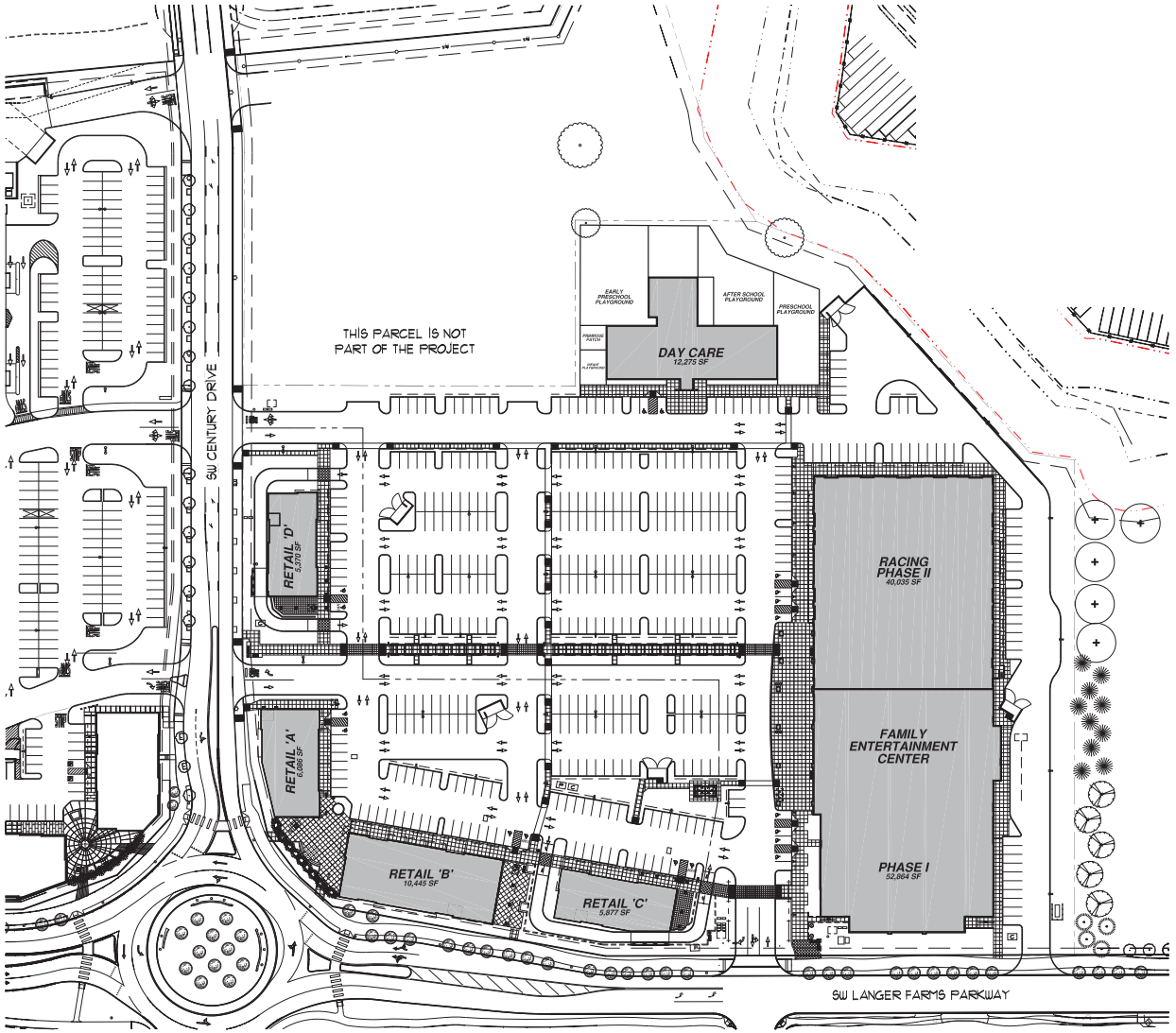
LANGER FAMILY LLC

NORTH

SP 1.5

Attachment B

Exhibit A



SITE PLAN
1" = 60'-0"

NORTH

TILAND / SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8517
FAX (503) 220-8518

PARKWAY VILLAGE SOUTH
SW CENTURY DRIVE AND SW LANGER FARMS PARKWAY
SHERWOOD, OREGON 97140
LANGER FAMILY LLC

PROJECT NO.
18126
DATE :
07-20-2018
DRAWN BY :
CHECKED BY :
RMS
REVISIONS
18126 Site Plan b

DC
544

Exhibit M: Tualatin Valley Fire & Rescue Service Provider Letter

LU 2022-012 Appeal
Attachment 3

Exhibit A

Tualatin Valley Fire & Rescue

FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: John Christiansen

Address: 12965 SW Herman Rd., Suite 100 Tualatin, OR 97062

Phone: 503-563-6151

Email: johnc@aks-eng.com

Site Address: SE of the intersection of SW Langer Farms Parkway and SW Century Drive

City: Sherwood

Map & Tax Lot #: TL 1100 and TL 1200 of Washington County Assessor's Map 2S 1 29DC

Business Name: Langer Parkway South, LLC

Land Use/Building Jurisdiction: Light Industrial PUD

Land Use/ Building Permit # TBD by City of Sherwood

Choose from: Sherwood

Project Description

Construction of a self-storage facility (TL 1100) and a hotel (TL 1200) with associated parking and private utilities.

Permit/Review Type (check one):

- ☒ Land Use / Building Review - Service Provider Permit
- ☐ Emergency Radio Responder Coverage Install/Test
- ☐ LPG Tank (Greater than 2,000 gallons)
- ☐ Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
  - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- ☐ Explosives Blasting (Blasting plan is required)
- ☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- ☐ Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- ☐ Temporary Haunted House or similar
- ☐ OLCC Cannabis Extraction License Review
- ☐ Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2022-0036

Permit Type: SPP

Submittal Date:

Assigned To: Darby

Due Date:

Fees Due:

Fees Paid:

Approval/Inspection Conditions

(For Fire Marshal's Office Use Only)

This section is for application approval only

T.Darby 0806 — 3/30/22

Fire Marshal or Designee — Date

Conditions:

See Attached Conditions: ☐ Yes ☒ No

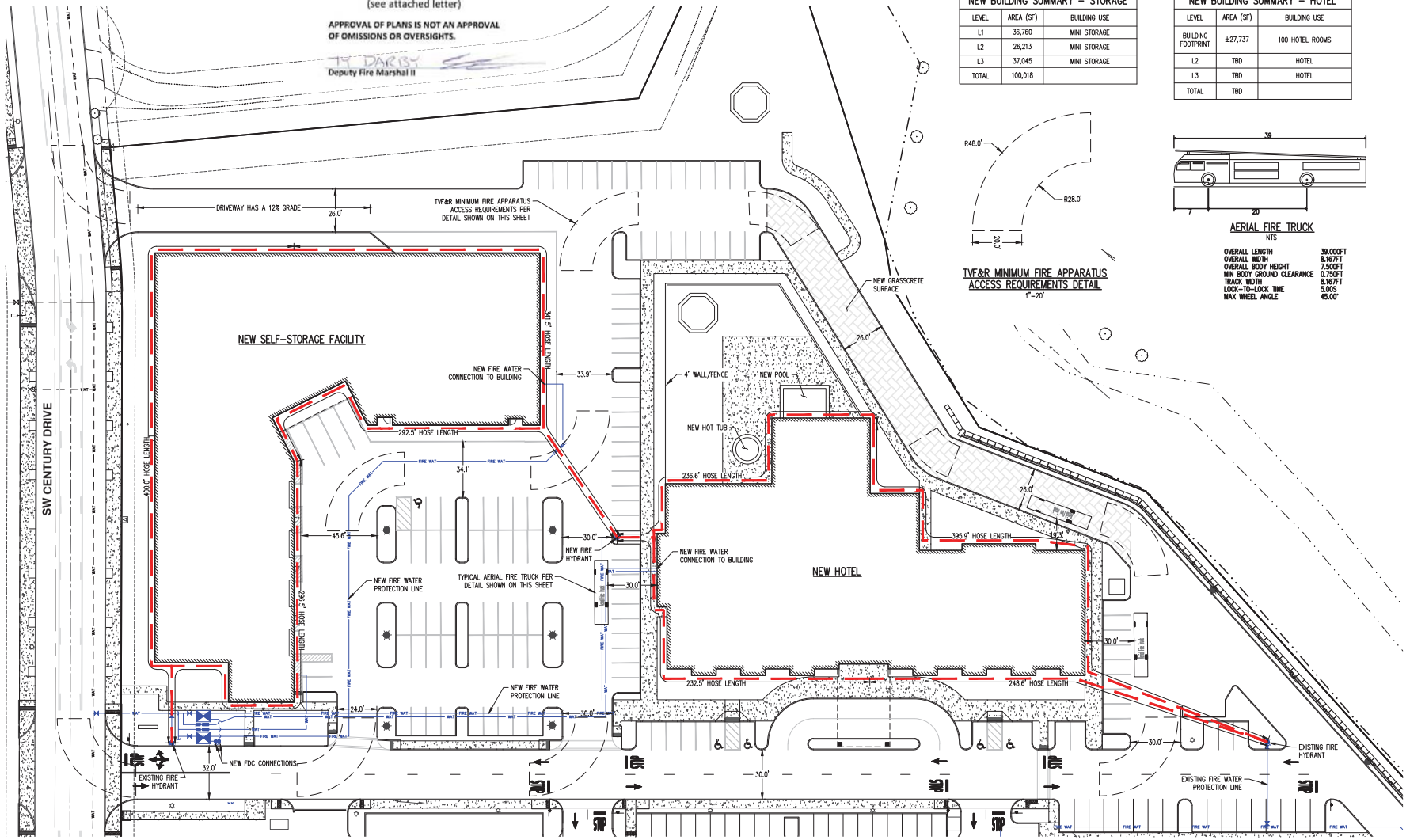
Site Inspection Required: ☐ Yes ☒ No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID — Date

Exhibit A



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

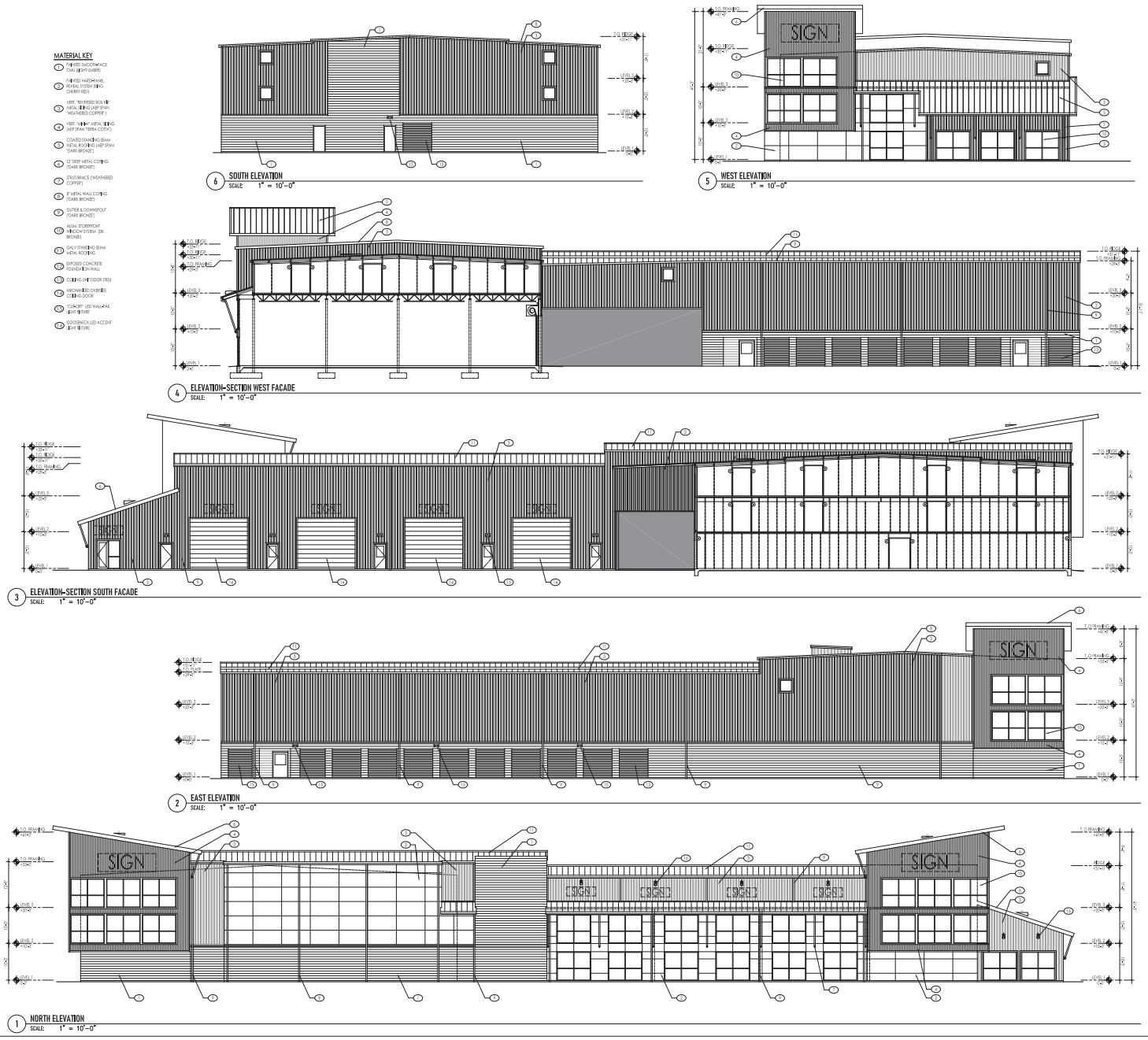
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

TVF&R SITE PLAN
PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC.
SHERWOOD, OREGON

JOB NUMBER:	5656-02
DATE:	03/25/22
DESIGNED BY:	
DRAWN BY:	LAH
CHECKED BY:	JPC

SHEET NO.
FS-1

AKS DRAWING FILE: 5656-02 FIRE SPLIT.DWG | LAYOUT: FS-1



PARKWAY SENTINEL STORAGE

A MIXED USE STORAGE FACILITY

LANGER ENTERTAINMENT CENTER
SHERWOOD, OR

DESIGN ELEVATIONS

04 FEBRUARY 2022

DESIGN DEVELOPMENT SET

FS-2

LU 2022-012 Appeal
Attachment 3

Exhibit A

1 WE !"E#E$%!&'(
1' ! "#$#%

2 (') ! * "E#E$%!&'(
1' ! "#$#%

E% !"E#E$%!&'(
1' ! "#$#%

! ' + ! * "E#E$%!&'(
1' ! "#$#%

HOTEL ELEVATIONS

Exhibit N: Vesting Determination Documentation

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

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.sherwoodoregon.gov

Mayor
Keith Mays

Council President
Tim Rosener

Councilors
Renee Brouse
Sean Garland
Russell Griffin
Doug Scott
Kim Young

City Manager Pro Tem
Kristen Switzer

November 8, 2021

Seth King
Perkins Coie
1120 NW Couch Street
10th floor
Portland, OR 97209-4128

RE: Response to vesting determination request for SP 17-01

Dear Seth,

Thank you for your letter and documentation regarding the vested status of the project at 21650 SW Langer Farms Parkway and the file number referenced above. Upon review of the information provided, we concur that sufficient work has taken place on the property in conjunction with the approved land use that we can find that the project has begun substantial construction and the project approval is vested. We look forward to working with your clients on completion of all phases of the approved project going forward.

Please contact us with additional questions.

Sincerely,

Julia Hajduk
Community Development Director

CC: Case file SP-17-01
Erika Palmer, Planning Manager
Josh Soper, City Attorney

PERKINSCOIE

1120 NW Couch Street
10th Floor
Portland, OR 97209-4128

T +1.503.727.2000
F +1.503.727.2222
PerkinsCoie.com

October 18, 2021

Seth J. King
sking@perkinscoie.com
D. +1.503.727.2024
F. +1.503.346.2024

VIA EMAIL

Julia Hajduk
Community Development Director
City of Sherwood
Sherwood City Hall
22560 SW Pine Street
Sherwood, OR 97140

Re: 21650 SW Langer Farms Parkway
Final Site Plan (City File No.: SP 17-01)
Request for Vesting Determination

Dear Julia:

This office represents Langer Family, LLC ("Langer"), the owner of the approximately 15.67-acre property located at the southeast corner of SW Langer Farms Parkway and SW Century Drive ("Property") in the City of Sherwood ("City"), which is the site of Parkway Village South. As explained in more detail below, the City approved a Final Site Plan Review application in 2018 (City File No.: SP 17-01) ("Final Site Plan") authorizing development of the Property. The purpose of this letter is to request a determination by the City that "construction on the site ha[d] begun" within the original two-year approval period of the Final Site Plan for purposes of Sherwood Zoning and Community Development Code ("ZCDC") 16.90.020.F., and therefore, the Final Site Plan is vested and has not expired.

1. Background.

On December 14, 2017, the City issued a decision approving the Preliminary Site Plan, which authorized development of an approximately 92,889-square foot indoor entertainment and recreation fun center; approximately 32,408 square feet of retail uses across four additional buildings; an approximately 392-square foot drive-through coffee kiosk; and related parking, circulation, underground utilities, and landscaping on

four lots on the Property. On May 31, 2018, the City issued a decision approving the Final Site Plan.

The Final Site Plan was not timely appealed and became final. The Final Site Plan is subject to a condition stating that the "approval is valid for a period of two (2) years from the date of the decision notice." It also provides that the City may grant extensions of the Final Site Plan pursuant to the ZCDC.[1]

On April 1, 2019, the City approved a minor modification to the Final Site Plan (City File No. MMSP 18-08) to modify lot sizes, uses, building design, and site design for Pad A to allow a day care use and to change the proposed coffee kiosk to a retail building with a drive-through use. For purposes of this letter, the "Final Site Plan" refers to the Final Site Plan, as modified by the decision in City File No. MMSP 18-08.

2. Construction began on the Property in furtherance of the Final Site Plan within the original effective period of the Final Site Plan.

The Final Site Plan does not establish a vesting standard. Accordingly, the applicable vesting standard is set forth in ZCDC 16.90.020.F. and reads as follows (underline added):

> "F. Time Limits
>
> Site plan approvals are void after two (2) years unless construction on the site has begun, as determined by the City. The City may extend site plan approvals for an additional period not to exceed one (1) year, upon written request from the applicant showing adequate cause for such extension, and payment of an extension application fee as per Section 16.74.010. A site plan approval granted on or after January 1, 2007 through December 31, 2009, is extended until December 31, 2013."

Thus, the relevant consideration under this standard is whether "construction * * * has begun." Notably, this vesting standard does not require a certain type or amount of

[1] In conjunction with approving the Preliminary Site Plan, the City also approved a five-lot subdivision of the Property (City File No. SUB 17-03). Langer has implemented the subdivision by recording a final plat consistent with the City's approval. The subdivision approval is not part of this vesting request.

"construction;" instead, it simply requires "construction." Further, although the term "construction" is not defined in the ZCDC, Merriam-Webster defines "construction" as "the process, art, or manner of constructing something," and then further defines "construct" as "to make or form by combining or arranging parts or elements." *See* definitions in Exhibit 1.

Langer has taken steps to implement the Final Site Plan that clearly constitute "mak[ing] or form[ing] by combining or arranging parts or elements." In short, Langer has engaged in construction on the Property. Specifically, pursuant to permits granted by the City, Langer has extended essential underground utilities (including electrical power, communications, water, and sanitary sewer); has completed frontage improvements along SW Century Drive; has installed a significant amount of the on-site circulation, parking and landscaping approved by the Final Site Plan; and has constructed and opened Phase 1 of the indoor entertainment and recreation center (Langer's Entertainment Center) (which is approximately 56,000 square feet in size and is easily the largest building approved by the Final Site Plan). *See* aerial photo of site in Exhibit 2.[2]

In completing these activities, Langer has incurred substantial expenses, including approximately $14,000,000.00 in construction costs and another $2,500,000.00 in design costs. Together, Langer estimates that these costs are equal to nearly 50% of the overall cost necessary to implement the Final Site Plan, which significantly exceeds the Oregon common law standard for finding that a project has vested. *See Clackamas County v. Holmes*, 265 Or 193, 508 P2d 190 (1973) (finding vested right to complete and continue construction of a development project when costs incurred were seven percent of the estimated total project cost).

Notably, Langer completed all of this work and incurred all of these expenses before May 2020, the original date the Final Site Plan would have expired. Thus, although this vesting request is filed outside the original two-year effective period of the Final Site Plan, the referenced expenses are all eligible for consideration in the vesting analysis.

[2] The City has previously acknowledged that "[c]onstruction on the site has started." *See* City Staff Report and Notice of Decision for the minor modification to Site Plan 17-01 (City File No. MMSP-18-08) at page 1.

Langer has vested the Final Site Plan.

3. Conclusion.

Based upon the argument and evidence in this letter and its enclosures, the City should find that "construction ha[d] begun on the site" within the original two-year approval period of the Final Site Plan pursuant to ZCDC 16.90.020.F. As a result, the City should further find that the Final Site Plan is vested and not subject to expiration or extension.

Please feel free to contact me if you have questions or would like additional information. Thank you for your consideration of the points in this letter.

Very truly yours,

Seth J. King

SJK

Encls.

cc: Josh Soper, City Attorney (via email) (w/encls.)
Client (via email) (w/encls.)

SINCE 1828

GAMES & QUIZZES THESAURUS WORD OF THE DAY FEATURES SHOP

- LOG IN
- REGISTER
- settings
- SAVEDSAVED WORDS

construction

dictionary
thesaurus
view recents

Login or Register
Hello,
GAMES & QUIZZES THESAURUS WORD OF THE DAY FEATURES SHOP SETTINGS

- SAVEDSAVED WORDS view recents

construction

noun

Save Word

To save this word, you'll need to log in.

Log In

con·struc·tion | \ kən-ˈstrək-shən \

Definition of *construction*

1 : the act or result of construing, interpreting, or explaining
2a : the process, art, or manner of constructing something Construction of the new bridge will begin in the spring.
also : a thing constructed
b : the construction industry working in construction
3 : the arrangement and connection of words or groups of words in a sentence : syntactical arrangement That verb is often used in passive constructions.
4 : a sculpture that is put together out of separate pieces of often disparate materials

Other Words from *construction* Synonyms More Example Sentences Learn More About *construction*

Keep scrolling for more

Other Words from *construction*

constructional \ kən-ˈstrək-shnəl , -shə-nᵊl \ adjective
constructionally adverb

construct

dictionary
thesaurus
view recents

Login or Register
Hello,
GAMES & QUIZZES THESAURUS WORD OF THE DAY FEATURES SHOP SETTINGS

- SAVEDSAVED WORDS view recents

construct

verb

Save Word

To save this word, you'll need to log in.

Log In

con·struct | \ kən-ˈstrəkt \
constructed; constructing; constructs

Definition of *construct*

(Entry 1 of 2)

transitive verb

1 : to make or form by combining or arranging parts or elements : build construct a bridge also : contrive, devise construct a plan
2 : to draw (a geometrical figure) with suitable instruments and under specified conditions Construct a regular hexagon with sides 3 inches long.
3 : to set in logical order

construct

noun

con·struct | \ ˈkän-ˌstrəkt \

Definition of *construct* (Entry 2 of 2)

1 : something constructed by the mind: such as
a : a theoretical entity … the deductive study of abstract constructs …— Daniel J. Boorstin

b : a working hypothesis or concept The unconscious was a construct that came from the daily effort to understand patients.
2 : a product of ideology, history, or social circumstances Privacy is more than a social construct or an idea; it is a condition of the body.— Sallie Tisdale

Other Words from *construct* Synonyms More Example Sentences Learn More About *construct*

Keep scrolling for more

Other Words from *construct*

Verb

constructability or less commonly constructibility \ kən-ˌstrək-tə-ˈbi-lə-tē \ noun
constructable or constructible \ kən-ˈstrək-tə-bəl \ adjective
constructor \ kən-ˈstrək-tər \ noun

Synonyms for *construct*

Synonyms: Verb

- concoct,
- contrive,
- cook (up),
- devise,
- drum up,
- excogitate,
- fabricate,
- invent,
- make up,
- manufacture,
- think (up),
- trump up,
- vamp (up)

Visit the Thesaurus for More

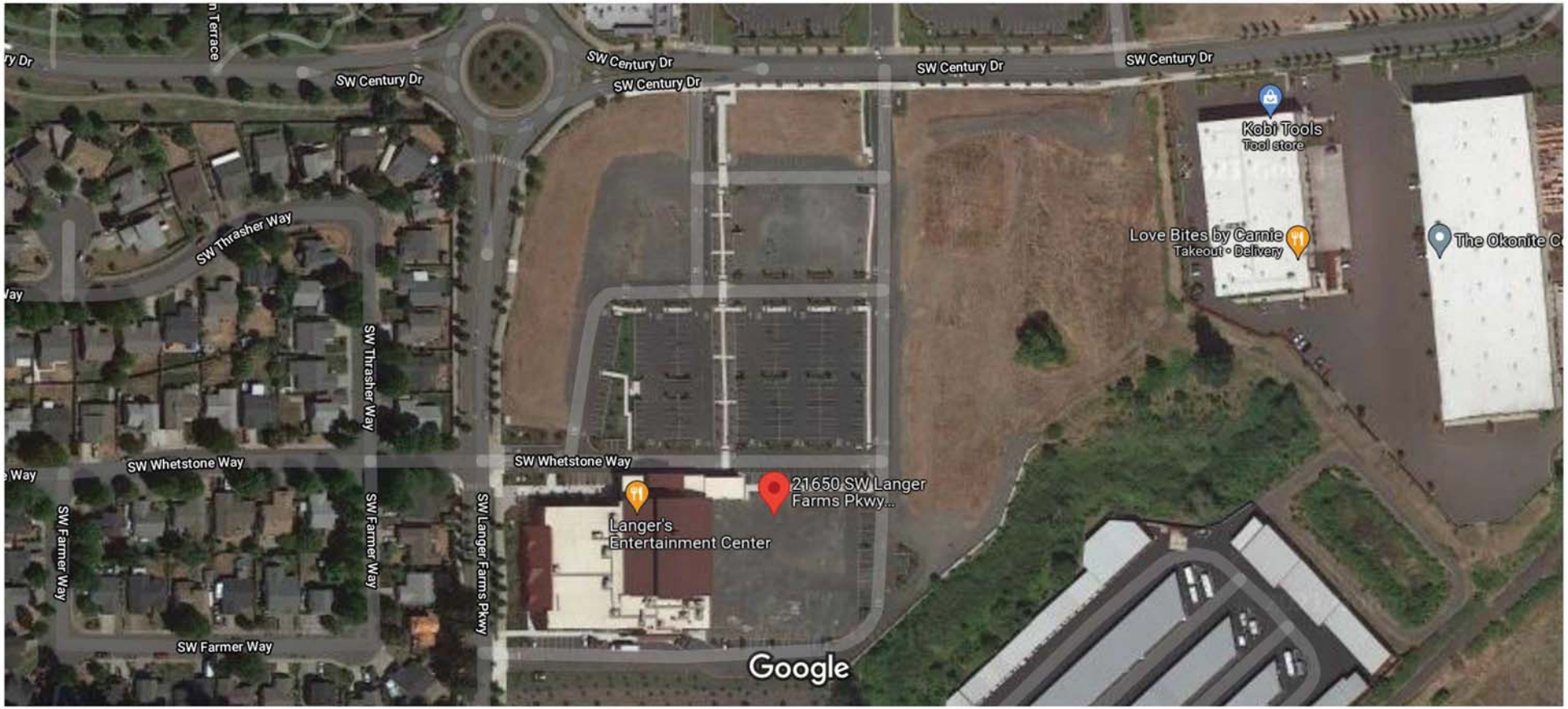
Examples of *construct* in a Sentence

Verb They plan to *construct* a barn behind the house. The author *constructs* all the stories around one theme.
See More
Recent Examples on the Web: Verb Virtually all living organisms *construct* their proteins from combinations of 20 different amino acids. — Robert F. Service, *Science | AAAS*, 3 June 2021 The Planning Commission and City Council have approved a Cleveland developer's plan to *construct* a two-story, 42,000-square-foot office building on Town Centre Drive, behind and just east of an existing office building. — Bob Sandrick, *cleveland*, 1 June 2021

These example sentences are selected automatically from various online news sources to reflect current usage of the word 'construct.' Views expressed in the examples do not represent the opinion of Merriam-Webster or its editors. Send us feedback.

See More

Google Maps 21650 SW Langer Farms Pkwy



Imagery ©2021 Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, Map data ©2021 100 ft

Exhibit 2
Page 1 of 1

Exhibit O: 1995 PUD Design Guidelines

SHERWOOD VILLAGE
RETAIL/COMMERCIAL DESIGN GUIDELINES

1. RETAIL BUILDING CONSTRUCTION

A. Exterior materials and treatment (trim, etc.)
1) Predominantly wood exterior.
2) Exterior windows and doors will have minimum 1 inch x 3 inch surounds painted white.
3) Paint: Light tone palettes (white, off-white, grey, beige, tan), or similar as per Design Review Committee's approval.

B. Shapes of openings
1) Arched openings and bays encouraged.

C. Storefronts
1) Storefronts should have trimmed openings similar to above A.2.).

D. Roofs
1) Pitched roof forms are encouraged.
2) Large amounts of flat roof are discouraged.

2. LANDSCAPING

A. Barkdust is not to be substituted as grass in front yards.

B. All driveways and vehicular storage areas shall be paved with asphalt, gravel, or other dust minimizing material.

C. Trash and service areas must be screened from public view.

3. SIGNAGE

A. Sign Post Standards
1) Main thouroughfares will have upgraded sign post standards.
2) Retail and commercial development areas will use the approved City of Sherwood sign posts painted to match the main throuroughfare posts and the pedestrian light posts.

Att. 10

B. Entry Monuments
1) All entry monuments and common area signage will be designed by JKS Architects.
2) Sherwood Village monument signage will be at the following location:
   a. The intersection of 12th street and Sherwood Blvd.
   b. The opposite end of 12th street.
   c. The intersection of Langer Drive and Tualatin-Sherwood Hwy.

C. Building signage
1) All freestanding building signage will be of similar construction to the monument signage: wood or concrete, painted white, with a shingled roof, and approved by Design Review Committee.
2) Shall follow City of Sherwood signage restrictions.

4. LIGHTING

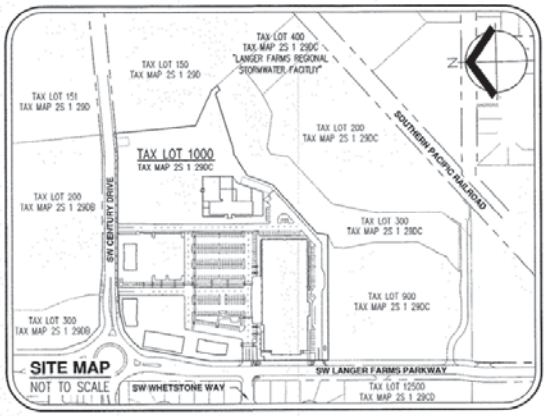
A. In addition to the City of Sherwood approved intersection street lights, all residential areas, 12th street, and common areas will use a 6200MC-100HPS/12-DB-BK, RTANA-9'-6"-4" w/lamp TrimbleHouse pedestrian light fixture in pre-painted forest green, spaced at approximately 150 lineal feet apart, placing them on alternating sides of the street.

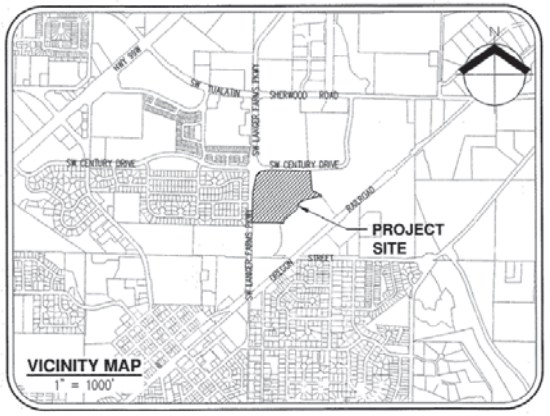
Exhibit P: Tree Removal Plan from As-Built Plans

Exhibit

PARKWAY VILLAGE SOUTH

CIVIL ENGINEERING CONSTRUCTION PLANS





APPLICANT/OWNER
LANGER FAMILY, LLC
15555 SW TUALATIN–SHERWOOD RD.
SHERWOOD, OR 97140

ARCHITECT
TILAND/SCHMIDT ARCHITECTS, P.C.
CONTACT: FRANK SCHMIDT
3611 SW HOOD AVENUE
PORTLAND, OR 97239
PH: (503) 220–8517
FAX: (503) 220–8518

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

SITE DESCRIPTION
SOUTHEAST OF THE INTERSECTION OF SW CENTURY BLVD AND SW LANGER FARMS PARKWAY, TAX LOT 1000 IN WASHINGTON COUNTY TAX MAP 2S 1 29 DC, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

TOTAL SITE AREA
15.68 ACRES

EXISTING LAND USE
VACANT FIELD

DISTURBED AREA
±14.7 ACRES (INCLUDES OFFSITE DISTURBANCE)

PROJECT PURPOSE
RETAIL SITE DEVELOPMENT

NEW IMPERVIOUS AREA
PRIVATE: 10.20 ACRES
PUBLIC: 0.17 ACRES
(DRAINS TO LANGER FARMS REGIONAL STORMWATER FACILITY)

VERTICAL DATUM
ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 103, A BRASS DISK IN CONCRETE AT THE SW CORNER OF THE INTERSECTION OF SW TUALATIN–SHERWOOD ROAD AND THE RAILROAD CROSSING, APPROXIMATELY 1.1 MILE EAST OF SIX CORNERS. WITH A NGVD 29 ELEVATION OF 171.38 FEET.

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATIONS SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

UTILITY CONTACTS

POWER
PORTLAND GENERAL ELECTRIC
CONTACT: HENRY ENGLISH
3700 SE 17TH AVENUE
PORTLAND, OR 97202
PH: 503–736–5450

GAS
NW NATURAL
CONTACT: BRIAN KELLEY
220 NW 2ND AVENUE
PORTLAND, OR 97209
PH: 503–220–2427

STREETS
CITY OF SHERWOOD, PUBLIC WORKS
CONTACT: DARREN CANIPAROLI
15527 SW WILLAMETTE ST
SHERWOOD, OR 97140
503–925–2334

CITY INSPECTOR
CITY OF SHERWOOD, PUBLIC WORKS
CONTACT: ANDREW STIRLING
15527 SW WILLAMETTE ST
SHERWOOD, OR 97140
PH: 503–925–2307

STORM/SEWER/WATER
CITY OF SHERWOOD, PUBLIC WORKS
CONTACT: RICH SATTLER
15527 SW WILLAMETTE ST
SHERWOOD, OR 97140
503–925–2319

BUILDING DEPARTMENT
CITY OF SHERWOOD BUILDING DEPT.
CONTACT: SCOTT MCKIE
22560 SW PINE ST
SHERWOOD, OR 97140
503–625–4226

COMMUNICATIONS
COMCAST CABLE
CONTACT: KENNETH PARIS
10831 SW CASCADE AVENUE
TIGARD, OR 97223
PH: 503–596–3754

VERIZON (FRONTIER)
CONTACT: TAM NGUYEN
4155 SW CEDAR HILLS BLVD
BEAVERTON, OR 97005
PH: 503–641–2004

ATTENTION EXCAVATORS:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952–001–0010 THROUGH OAR 952–001–0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503–232–1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 1–800–332–2344.

SHEET INDEX

		ENGR DEPT	GRADING (BLDG DEPT)	WALL (BLDG DEPT)	PLUMBING (BLDG DEPT)	FIRE (BLDG DEPT)
C000	COVER SHEET WITH VICINITY AND SITE MAPS	X	X	X	X	X
C001	LEGEND AND GENERAL NOTES SHEET 1 OF 2	X	X		X	X
C002	GENERAL NOTES SHEET 2 OF 2	X	X		X	X
C003	EXISTING CONDITIONS	X	X		X	X
C004	PRELIMINARY SUBDIVISION PLAT	X	X			
C030	DEMOLITION PLAN	X	X			
C031	TREE PRESERVATION AND REMOVAL PLAN	X	X			
C032	TREE PRESERVATION AND REMOVAL TABLE	X	X			
C050	EROSION AND SEDIMENT CONTROL COVER SHEET	X	X			
C051	CLEARING, DEMOLITION AND MASS GRADING ESC PLAN	X	X			
C052	UTILITY, SITE CONSTRUCTION, GRADING AND STABILIZATION ESC PLAN	X	X			
C053	EROSION AND SEDIMENT CONTROL DETAILS	X	X			
C054	EROSION AND SEDIMENT CONTROL DETAILS	X	X			
C070	OVERALL GRADING PLAN	X	X		X	X
C071	SITE CROSS SECTIONS		X			
C072	GRADING AND SPOT ELEVATIONS PARTIAL PLAN 1		X			
C073	GRADING AND SPOT ELEVATIONS PARTIAL PLAN 2		X			
C074	GRADING AND SPOT ELEVATIONS PARTIAL PLAN 3		X			
C075	GRADING AND SPOT ELEVATIONS PARTIAL PLAN 4		X			
C076	GRADING AND SPOT ELEVATIONS PARTIAL PLAN 5		X			
C077	GRADING AND SPOT ELEVATIONS PARTIAL PLAN 6		X			
C078	GRADING AND SPOT ELEVATIONS PARTIAL PLAN 7		X			
C079	GRADING AND SPOT ELEVATIONS PARTIAL PLAN 8		X			
C090	RETAINING WALL PLAN AND PROFILE	X	X	X		
C091	TYPICAL WALL SECTIONS, NOTES, AND DETAILS	X	X	X		
C100	OVERALL SITE PLAN	X	X	X	X	X
C101	SITE PLAN SECTOR 'A'					
C102	SITE PLAN SECTOR 'B'			X		
C103	SITE PLAN SECTOR 'C'					
C104	SITE PLAN SECTOR 'D'					
C105	FIRE LANE SIGNING AND STRIPING PLAN	X				
C106	PRIVATE SIGNING AND STRIPING PLAN					
C107	PRIVATE SITE DETAILS					
C108	PRIVATE SIGNING AND STRIPING DETAILS					
C109	PRIVATE SIGNING AND STRIPING DETAILS					
C120	SW CENTURY DRIVE FRONTAGE IMPROVEMENT PLANS	X				
C121	SW LANGER FARMS PKWY CROSSWALK SIGNAGE AND STRIPING PLAN	X				
C122	DRIVEWAY DETAIL AND PAVEMENT RESTORATION PLANS	X				
C123	PEDESTRIAN CROSSWALK DETAIL PLAN	X				
C124	PUBLIC STREET DETAILS	X				
C125	PUBLIC STREET DETAILS	X				

		ENGR DEPT	GRADING (BLDG DEPT)	WALL (BLDG DEPT)	PLUMBING (BLDG DEPT)	FIRE (BLDG DEPT)
C126	PUBLIC STREET DETAILS	X				
C150	COMPOSITE UTILITY PLAN	X			X	X
C200	STORMWATER DRAINAGE PLAN SECTOR 'A'	X			X	
C201	STORMWATER DRAINAGE PLAN SECTOR 'B'				X	
C202	STORMWATER DRAINAGE PLAN SECTOR 'C'				X	
C203	STORMWATER DRAINAGE PLAN SECTOR 'D'				X	
C204	PRIVATE STORM DRAIN DETAILS				X	
C250	PUBLIC STORMWATER DRAINAGE PLAN AND PROFILE	X			X	
C251	PUBLIC STORMWATER DRAINAGE PLAN AND PROFILE	X			X	
C252	PUBLIC STORMWATER DRAINAGE PLAN AND PROFILE	X			X	
C253	PUBLIC STORMWATER DRAINAGE PLAN AND PROFILE	X			X	
C254	PUBLIC STORMWATER DRAINAGE PLAN AND PROFILE	X			X	
C255	PUBLIC STORM DRAIN DETAILS	X			X	
C256	PUBLIC STORM DRAIN DETAILS	X			X	
C300	SANITARY SEWER PLAN SECTOR 'A'				X	
C301	SANITARY SEWER PLAN SECTOR 'B'				X	
C302	SANITARY SEWER PLAN SECTOR 'C'	X			X	
C303	SANITARY SEWER PLAN SECTOR 'D'	X			X	
C304	PRIVATE SANITARY SEWER DETAILS	X			X	
C350	PUBLIC SANITARY SEWER PLAN AND PROFILE	X			X	
C351	PUBLIC SANITARY SEWER PLAN AND PROFILE	X			X	
C352	PUBLIC SANITARY SEWER DETAILS	X			X	
C400	WATER SYSTEM PLAN SECTOR 'A'				X	X
C401	WATER SYSTEM PLAN SECTOR 'B'				X	X
C402	WATER SYSTEM PLAN SECTOR 'C'				X	X
C403	WATER SYSTEM PLAN SECTOR 'D'				X	X
C404	PRIVATE WATER DETAILS				X	X
C450	PUBLIC WATER SYSTEM PLAN	X			X	X
C451	PUBLIC WATER DETAILS	X			X	X
C452	PUBLIC WATER DETAILS	X			X	X
L1.0	OVERALL LANDSCAPE PLAN	X				
L1.1	PARTIAL LANDSCAPE PLAN	X				
L1.2	PARTIAL LANDSCAPE PLAN	X				
L1.3	PARTIAL LANDSCAPE PLAN	X				
L1.4	PARTIAL LANDSCAPE PLAN	X				
L2.0	OVERALL IRRIGATION PLAN	X				
L2.1	PARTIAL IRRIGATION PLAN	X				
L2.2	PARTIAL IRRIGATION PLAN	X				
L2.3	PARTIAL IRRIGATION PLAN	X				
L2.4	PARTIAL IRRIGATION PLAN	X				

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC.
SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 2S 1 29DC
TAX LOT 1000

COVER SHEET WITH VICINITY AND SITE MAPS

DESIGNED BY: JDS
DRAWN BY: JDS
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 09/21/2018

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 29, 2005
JOHN P. CHRISTIANSEN
RENEWAL DATE: 12/31/19

REVISIONS
1 PUBLIC STM/SAN–9/06/18
2 RET 'D' & PAD 'A'–9/21/18

JOB NUMBER 5656

SHEET C000

Exhibit A

LEGEND

	EXISTING	PROPOSED
DECIDUOUS TREE	⊙	⊙
CONIFEROUS TREE	✶	✶
FIRE HYDRANT		
WATER BLOWOFF		
WATER METER		
WATER VALVE		
DOUBLE CHECK VALVE		
AIR RELEASE VALVE		
SANITARY SEWER CLEAN OUT	○	●
SANITARY SEWER MANHOLE	◯	●
SIGN		
STREET LIGHT	☼	☼
MAILBOX	MB	MB

	EXISTING	PROPOSED
STORM SEWER CLEAN OUT	○	●
STORM SEWER CATCH BASIN	□	■
STORM SEWER AREA DRAIN	□	■
STORM SEWER MANHOLE	◎	◉
GAS METER	⊠	◘
GAS VALVE	⊠	◨
GUY WIRE ANCHOR	⟵	⟵
POWER POLE	⊸	⊸
POWER VAULT	P	P
POWER JUNCTION BOX	⍓	⍓
POWER PEDESTAL	▫	▪
COMMUNICATIONS VAULT	C	C
COMMUNICATIONS JUNCTION BOX	△	▲
COMMUNICATIONS RISER	⌂	●

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

GENERAL NOTES

1. ALL WORK AND MATERIAL SHALL CONFORM TO THESE PLANS, THE APPLICABLE PROVISIONS OF THE INTERNATIONAL BUILDING CODE, UNIFORM PLUMBING CODE, THE CITY OF SHERWOOD, AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
2. THE LOCATIONS, DEPTH AND DESCRIPTION OF EXISTING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA.
3. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND SHOWN FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
4. CONTRACTOR MUST VERIFY ALL EXISTING UTILITIES FOR BOTH VERTICAL ELEVATION AND HORIZONTAL LOCATION PRIOR TO START OF WORK (POTHOLE BEFORE DIGGING IF NECESSARY). IF CONFLICTS EXIST, NOTIFY THE ENGINEER AND CITY OF SHERWOOD OF THE DISCREPANCIES. CONTINUING WORK, WITHOUT ADVISING THE ENGINEER AND CITY OF SHERWOOD WILL BE AT THE CONTRACTORS RISK AND ANY REDESIGN OR RELOCATION OF FACILITIES NECESSARY SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. CHANGES MUST BE APPROVED BY THE PROJECT ENGINEER AND CITY OF SHERWOOD IN ADVANCE OF WORK. CONTRACTOR SHALL COORDINATE THE WORK WITH UTILITY AGENCIES.
5. SUBSEQUENT SETTLEMENT OR CRACKING OF FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A FAILURE OF THE SUBGRADE AND REPAIRED.
6. THE CONTRACTOR SHALL CONTROL TRAFFIC IN CONFORMANCE WITH THE LATEST EDITION OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "OREGON SUPPLEMENTS", AND CITY OF SHERWOOD REQUIREMENTS. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN LOCAL ACCESS ALONG THE PROJECT SITE. THE CONTRACTOR SHALL PROVIDE A PROJECT SPECIFIC TRAFFIC CONTROL PLAN, APPROVED BY THE OWNER, AND AVAILABLE ON THE PROJECT SITE.
7. THE CONTRACTOR SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING THE CONSTRUCTION PHASES.
8. CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL EARTHWORK, TRENCH BACKFILL, ROAD CONSTRUCTION COMPACTION TESTS, AND GEOTECHNICAL REVIEWS WITH THE PROJECTS GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL MAINTAIN BENCHMARKS, PROPERTY CORNERS, MONUMENTS, AND OTHER REFERENCE POINTS. IF SUCH POINTS ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND PAY FOR THEIR REPLACEMENT BY EMPLOYING A PROFESSIONAL LAND SURVEYOR TO RESET PROPERTY CORNERS AND OTHER SUCH MONUMENTS.
10. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL PRESENT AT THE PRE-CONSTRUCTION MEETING A LIST OF SUBCONTRACTORS, A PROJECT SCHEDULE, A TRAFFIC CONTROL PLAN, AND AN EMERGENCY CONTACT NAME AND PHONE NUMBER.
11. PRIOR TO FINAL ACCEPTANCE AND PAYMENT, THE CONTRACTOR SHALL CLEAN THE WORK SITE AND ADJACENT AREAS OF ANY DEBRIS, DISCARDED ASPHALTIC CONCRETE MATERIAL, OR OTHER ITEMS DEPOSITED BY THE CONTRACTOR'S PERSONNEL DURING THE PERFORMANCE OF THIS CONTRACT.
12. PUBLIC ROADWAY SHALL NOT BE CLOSED TO TRAFFIC AT ANY TIME, WITHOUT HAVING FIRST OBTAINED WRITTEN APPROVAL FROM THE CITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TIMELY NOTIFICATION OF TRAFFIC FLOW DISRUPTIONS TO AREA WIDE EMERGENCY SERVICES.
13. TRAFFIC CONTROL DEVICES, FLAG PERSONS, ETC., SHALL BE IN PLACE PRIOR TO INITIATION OF CONSTRUCTION WORK AND SHALL BE EFFECTIVELY MAINTAINED.
14. A COPY OF THE PERMIT WITH ALL ATTACHMENTS, A COPY OF THE APPROVED CONSTRUCTION PLANS, AND ALL AMENDMENTS SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ALL WORK SHALL CONFORM TO THE PERMIT TERMS, CONDITIONS/PROVISIONS. THE CITY APPROVED CONSTRUCTION PLANS, APPROVED PLAN AMENDMENTS, AND TO THESE GENERAL CONDITIONS. CHANGES TO ANY OF THE AFORESAID MUST BE APPROVED BY THE PROJECT ENGINEER AND THE CITY, IN ADVANCE OF WORK PERFORMANCE.
15. MAINTENANCE OF THE WORK AREA AND APPROACH ROADS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE WORK AREA AND APPROACH ROADS SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION, FREE FROM OBSTRUCTIONS, HAZARDS, DEBRIS, AND TRASH AT ALL TIMES. A COPY OF THE CONTRACTOR CERTIFICATE OF INSURANCE SHALL BE AVAILABLE AT THE WORK AREA.
16. THE SPREADING OF MUD OR DEBRIS OR STORAGE OF MATERIAL OR EQUIPMENT OF ANY KIND UPON ANY PUBLIC ROADWAY IS STRICTLY PROHIBITED AND VIOLATION SHALL BE CAUSE FOR IMMEDIATE SUSPENSION OF THE PERMIT. THE PROJECT ENGINEER AND/OR THE CITY MAY AT ANY TIME ORDER IMMEDIATE CLEAN UP AND STOPPAGE OF WORK TO ACCOMPLISH CLEAN UP.
17. EFFECTIVE EROSION CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED.
18. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE PROJECT ENGINEER AND/OR THE CITY MAY AT ANY TIME ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
19. A TEMPORARY HARD-SURFACE PATCH (COLD MIX AC OR HOT MIX BASE PAVING) SHALL BE PLACED ON TRENCHES WITHIN EXISTING ROADWAYS AT THE END OF EACH DAY'S WORK. NO TRENCH, ON-SITE OR OFF-SITE, SHALL BE LEFT AT ANY TIME IN AN UNSAFE CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR AND IS LIABLE FOR HAZARDS OR DAMAGE RESULTING FROM THE PROSECUTION OF THE WORK.
20. THE CONTRACTOR SHALL PROTECT AND MAINTAIN OPERATION OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA THROUGHOUT THE CONSTRUCTION PROCESS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIR OF ALL EXISTING UTILITIES WHICH ARE DISTURBED. THE CONTRACTOR SHALL COORDINATE ALL WORK ON UTILITIES WITH THE VARIOUS OWNERS.
21. DOWNTIME FOR UTILITIES SHALL BE HELD TO A MINIMUM AND COORDINATED WITH THE OWNER PRIOR TO DISRUPTION. INTERRUPTION SHALL BE IN ACCORDANCE WITH A SCHEDULE OF SHUTDOWNS TO BE PROVIDED BY THE CONTRACTOR AND APPROVED BY THE OWNER.
22. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT "REDLINE DRAWINGS" TO THE PROJECT ENGINEER AND OWNER. "REDLINE DRAWINGS" DOCUMENT ALL DEVIATIONS AND REVISIONS TO THE APPROVED PLANS; THEY ALSO RECORD A DESCRIPTION OF CONSTRUCTION MATERIALS ACTUALLY USED (PIPE MATERIALS, ETC.).
23. THE CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OR OTHER APPLICABLE AGENCIES.
24. ANY INSPECTION BY THE CITY, COUNTY, STATE, OR FEDERAL AGENCIES OR THE PROJECT ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATION, CITY STANDARDS, AND PROJECT CONTRACT DOCUMENTS.
25. THE PROJECT ENGINEER MUST BE NOTIFIED OF ALL CONSTRUCTION MODIFICATIONS. PRIOR APPROVAL MUST BE PROVIDED BY THE PROJECT ENGINEER BEFORE MODIFICATIONS TO THE APPROVED DESIGN ARE INITIATED.
26. SITE CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS. THE CONTRACTOR SHALL MAINTAIN ON-SITE LEGIBLE MATERIAL SAFETY SHEETS FOR ALL HAZARDOUS MATERIALS USED ON-SITE.
27. THE CONTRACTOR SHALL GIVE THE APPROPRIATE INSPECTION AGENCY TWO (2) WORKING DAYS ADVANCE NOTICE WHEN REQUESTING INSPECTIONS.
28. THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS. WHEN ERRORS, OMISSIONS, OR DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED. WORK PERFORMED BY THE CONTRACTOR AS A RESULT OF AN ERROR, OMISSION, OR DISCREPANCY IN THE PLANS SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE WHEN SUCH ERROR, OMISSION, OR DISCREPANCY HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER.
29. CONTRACTOR SHALL MAINTAIN AN ADEQUATE FIRE LANE DURING CONSTRUCTION.
30. CONTRACTOR SHALL RE-STRIPE AC PAVEMENT AND CONCRETE PAVEMENT WHERE REQUIRED DUE TO NEW CONSTRUCTION.
31. CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING ROADWAYS AND FACILITIES AS DETERMINED NECESSARY BY OWNER.
32. CONTRACTOR SHALL REPLACE, IN KIND, ALL AC PAVEMENT, CONCRETE, LANDSCAPING, AND IRRIGATION WHICH IS REMOVED OR DISTURBED DURING INSTALLATION OF PIPELINE AND PLACEMENT OF MANHOLES.
33. CONTRACTOR SHALL COORDINATE CONSTRUCTION TO PREVENT ELEVATION CONFLICTS.
34. THE RESPONSIBILITY FOR CONSTRUCTION OF SITE UTILITIES SHALL BEGIN AT 5' OUTSIDE THE BUILDING SLAB.
35. UTILITIES SHOWN ARE DRAWN SCHEMATICALLY. UTILITY PLANS MAY NOT REFLECT THE ACTUAL SPACING AND HORIZONTAL/VERTICAL LOCATION OF NEW OR EXISTING UTILITIES. PLANS DO NOT SHOW ALL BENDS, REDUCERS, WYES, GASKETS, CLEANOUTS, FITTINGS, AND STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR MATERIALS AND LABOR NECESSARY TO CONSTRUCT UTILITIES SHOWN AS INTENDED IN ACCORDANCE WITH APPLICABLE MANUFACTURER, LOCAL, STATE, AND FEDERAL REQUIREMENTS.

ADDITIONAL NOTES:

1. PIPE LENGTHS SHOWN ARE APPROXIMATE.
2. PROPERTY AND RIGHT-OF-WAY LINES SHOWN ARE APPROXIMATE. THESE PLANS ARE NOT MEANT TO SERVE BOUNDARY SURVEY PURPOSES.
3. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS, APPLICABLE AGENCY REQUIREMENTS, AND OTHER WORK AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
4. THE PROJECT ENGINEER RESERVES THE RIGHT TO ADJUST GRADES OR ALIGNMENT TO ACCOMMODATE OTHER UTILITIES AS REQUIRED; SUCH ADJUSTMENTS OR REVISIONS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO COMMENCEMENT OF WORK.
5. THESE PLANS ASSUME THAT CONSTRUCTION STAKING WILL BE NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN AND THAT CONSTRUCTION STAKING ACTIVITIES WILL BE PERFORMED BY AKS ENGINEERING & FORESTRY LLC. AKS ENGINEERING & FORESTRY LLC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ITEMS CONSTRUCTED INCORRECTLY BASED ON MISINTERPRETATIONS OF ITEMS SHOWN ON THESE PLANS.

FIRE DEPARTMENT NOTES – FOR PRIVATE WATER SYSTEMS:

1. PRIVATE FIRE SERVICE MAINS SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 24, INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
2. SEE BUILDING FIRE SPRINKLER PLANS (BY OTHERS) FOR ADDITIONAL INFORMATION.

STORM SEWER CONSTRUCTION NOTES – PRIVATE

1. THE FOLLOWING STANDARD SPECIFICATIONS ARE INCORPORATED BY REFERENCE. ALL MATERIALS AND WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC), UNIFORM PLUMBING CODE (UPC), CITY OF SHERWOOD STANDARD CONSTRUCTION SPECIFICATIONS, AND THE AMERICAN PUBLIC WORKS ASSOCIATION.
2. ALL STORM SYSTEMS SHALL BE CLEANED AND FLUSHED. SEDIMENT, ROCK, AND OTHER DEBRIS SHALL BE COLLECTED AND DISPOSED OF IN A PROPER MANNER. IN NO CASE SHALL DEBRIS BE FLUSHED DOWN A STORM OR SANITARY SEWER FOR DISPOSAL. ALL DAMAGED IRRIGATION AND DRAINAGE PIPE, DRAIN TILES, SEWER LATERALS AND CULVERTS SHALL BE REPAIRED EXPEDITIOUSLY. DEBRIS COLLECTED SHALL BE DISPOSED OF IN A COMMERCIAL LANDFILL OR OTHER APPROVED LOCATION.
3. INSTALLATION OF THE STORM SEWER SHALL BE PERFORMED ACCORDING TO THE STANDARD PRACTICE. ALL BACKFILL WITHIN TRAFFIC AREAS SHALL BE 3/4"-0" COMPACTED CRUSHED ROCK, COMPACTED TO 92% OF MAX DRY DENSITY PER AASHTO T-180.
4. CONTRACTOR TO COORDINATE THE RELOCATION OF DRY UTILITIES (CABLE, PHONE, GAS, POWER, ETC.) WITH OWNER AS NECESSARY.
5. STORM SEWER PIPE SHALL BE OF THE SIZE AND TYPE LISTED UNLESS SPECIFICALLY SHOWN ON THE PLANS. STORM STRUCTURES SHALL BE THE TYPE SHOWN ON THE DETAIL SHEET. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
6. STORM SEWER PIPE MATERIALS SHALL CONFORM WITH THE CONSTRUCTION DRAWINGS, CONTRACT DOCUMENTS, AND REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS AND CODES. STORM SEWER PIPE MUST BE INSTALLED WITH WATERTIGHT JOINTS. CONTRACTOR SHALL USE UNIFORM PIPE MATERIAL ON EACH PIPE RUN BETWEEN STRUCTURES UNLESS OTHERWISE DIRECTED OR APPROVED. JOINTED HDPE PIPE SHALL NOT BE USED FOR SLOPES EXCEEDING TEN PERCENT (10%). ALL MATERIALS AND WORKMANSHIP FOR ALL PRIVATE STORM DRAINS SHALL BE INSTALLED IN CONFORMANCE WITH OREGON PLUMBING SPECIALTY CODE (OPSC) REQUIREMENTS:

STORM PIPE COVER DEPTH (MEASURED FROM FINISH GRADE TO TOP OF PIPE)	STORM PIPE MATERIAL
LESS THAN 2 FEET	– CLASS 52 DUCTILE IRON PIPE (4"); – CLASS 50 DUCTILE IRON PIPE (6" TO 12"); – CLASS 51 DUCTILE IRON PIPE (14" TO 18"); (EACH WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS.)
2 FEET OR MORE	– CLASS 3, ASTM C-14 NON-REINFORCED CONCRETE PIPE ASTM 150 TYPE II CEMENT; – PVC PIPE CONFORMING TO AWWA C900 DR 18 (4" TO 12"); – AWWA C-905 (14" TO 18"); (EACH WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS.) – 21" TO 30" PIPE SHALL BE CLASS IV, ASTM C-76 REINFORCED CONCRETE PIPE WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS WITH ASTM 150 TYPE II CEMENT.
3 FEET OR MORE	– PVC PIPE CONFORMING TO ASTM D-3034 SOLID WALL PVC SDR 35 WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS (4" TO 18"); – HDPE ADS N-12 ID ST, HANCOR SURE-LOK F477 PIPE SHALL BE INSTALLED FOR PIPE SLOPES LESS THAN 6% (6" TO 30") AND HDPE ADS N-12 ID WT, HANCOR BLUE SEAL PIPE SHALL BE INSTALLED FOR PIPE SLOPES GREATER THAN OR EQUAL TO 6% BUT LESS THAN 10% 6" TO 30"). HDPE PIPE, IF USED, SHALL CONFORM TO AASHTO M-252 (8" TO 10") OR AASHTO M-294 (12" TO 30").

7. ALL STORM PIPES SHALL BE INSTALLED WITH TRACER WIRE (18 GAUGE, INSULATED COPPER, OR HEAVIER, GREEN IN COLOR OR OTHER APPROVED MATERIALS). THE TRACER WIRE SHALL RUN THE FULL LENGTH OF PIPE AND TO THE TOP OF STRUCTURES AT THE END OF THE PIPE RUN.
8. ALL STORM SEWER PIPING WITHIN 5 FEET OF BUILDINGS SHALL BE IN ACCORDANCE WITH BUILDING PLUMBING PLANS.
9. STORM SEWER PIPES SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL AND EACH RUN OF PIPING, WHICH IS MORE THAN ONE HUNDRED (100) FEET IN TOTAL DEVELOPED LENGTH; SHALL BE PROVIDED WITH A CLEANOUT FOR EACH ONE HUNDRED (100) FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. ADDITIONAL CLEANOUTS SHALL BE PROVIDED FOR EACH AGGREGATE CHANGE IN HORIZONTAL DIRECTION EXCEEDING 135 DEGREES. ALL REQUIRED CLEANOUTS MAY NOT BE SHOWN ON THE PLANS. MAXIMUM MANHOLE SPACING SHALL BE 300 FEET.
10. ALL PRIVATE STORM SEWER PIPES SHALL BE TESTED AND INSPECTED PER CITY AND IBC/UPC REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSPECTIONS WITH THE APPROPRIATE CITY INSPECTOR.
11. ALL MANHOLES SHALL BE 48" DIAMETER UNLESS NOTED OTHERWISE.
12. VIDEO LINE INSPECTION AND COMPACTION TESTING OF BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY INSPECTOR OR PROJECT ENGINEER.

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

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

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC.
SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 2S 1 29DC
TAX LOT 1000

LEGEND AND GENERAL NOTES
SHEET 1 OF 2

DESIGNED BY:	JDS
DRAWN BY:	JDS
CHECKED BY:	JPC
SCALE:	AS NOTED
DATE: 09/21/2018	

REGISTERED PROFESSIONAL ENGINEER
OREGON
JOHN D. CHRISTIANSEN
JUNE 29, 2005
RENEWAL DATE: 12/31/19

REVISIONS:
1 PUBLIC STM/SAN–9/06/18
2 RET 'D' & PAD 'A'–9/21/18

JOB NUMBER
5656

SHEET
C001

AKS DRAWING FILE: 5656 C001 GEN NOTES.DWG | LAYOUT: C001

SANITARY SYSTEM NOTES – PRIVATE

1. THE FOLLOWING STANDARD SPECIFICATIONS ARE INCORPORATED BY REFERENCE. ALL MATERIALS AND WORK SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC), UNIFORM PLUMBING CODE (UPC), CITY OF SHERWOOD STANDARD CONSTRUCTION SPECIFICATIONS, AND THE AMERICAN PUBLIC WORKS ASSOCIATION.
2. ALL SANITARY SEWER SYSTEMS SHALL BE CLEANED AND FLUSHED. SEDIMENT, ROCK, AND OTHER DEBRIS SHALL BE COLLECTED AND DISPOSED OF IN A PROPER MANNER. IN NO CASE SHALL DEBRIS BE FLUSHED DOWN A STORM OR SANITARY SEWER FOR DISPOSAL.
3. SANITARY SEWER PIPE SHALL BE OF THE SIZE AND TYPE NOTED ON THE PLANS.
4. INSTALLATION OF THE SANITARY SEWER SHALL BE PERFORMED ACCORDING TO THE STANDARD PRACTICE. ALL BACKFILL IN TRAFFIC AREAS SHALL BE 3/4"-0" COMPACTED CRUSHED ROCK, COMPACTED TO 92% OF MAX DRY DENSITY PER AASHTO T-180.
5. CONTRACTOR TO COORDINATE THE RELOCATION OF DRY UTILITIES (CABLE, PHONE, GAS, POWER, ETC.) WITH OWNER AS NECESSARY.
6. ALL SANITARY SEWER PIPES SHALL BE INSTALLED WITH TRACER WIRE (18 GAUGE, INSULATED COPPER, OR HIGHER, GREEN IN COLOR OR APPROVED MATERIALS). THE TRACER WIRE SHALL RUN THE FULL LENGTH OF PIPE AND TO THE TOP OF STRUCTURES AT THE END OF THE PIPE RUN.
7. ALL SANITARY SEWER PIPING WITHIN 5 FEET OF BUILDINGS SHALL BE IN ACCORDANCE WITH BUILDING AND PLUMBING PLANS.
8. SANITARY SEWER PIPES SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL AND EACH RUN OF PIPING, WHICH IS MORE THAN ONE HUNDRED (100) FEET IN TOTAL DEVELOPED LENGTH; SHALL BE PROVIDED WITH A CLEANOUT FOR EACH ONE HUNDRED (100) FEET, OR FRACTION THEREOF, IN LENGTH OF SUCH PIPING. ADDITIONAL CLEANOUTS SHALL BE PROVIDED FOR EACH AGGREGATE CHANGE IN HORIZONTAL DIRECTION EXCEEDING 135 DEGREES. ALL REQUIRED CLEANOUTS MAY NOT BE SHOWN ON PLANS. MAXIMUM MANHOLE SPACING SHALL BE 300 FEET.
9. ALL PRIVATE SANITARY SEWER PIPES SHALL BE TESTED AND INSPECTED PER IBC/UPC REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSPECTIONS WITH THE APPROPRIATE CITY INSPECTOR.
10. ALL MANHOLES SHALL BE 48" DIAMETER UNLESS NOTED OTHERWISE.
11. WATER TESTING OF THE SANITARY SEWER IS ONLY ALLOWED IF THE ENTIRE PIPING SYSTEM IS EXPOSED TO VIEW AND NOT COVERED IN ANY WAY.
12. VIDEO LINE INSPECTION AND COMPACTION TESTING OF BACKFILL MAY BE REQUIRED AT THE REQUEST OF THE CITY INSPECTOR.
13. ABANDONED SANITARY SEWER LINES SHALL BE REMOVED IN THEIR ENTIRETY OR FULLY GROUTED. INSPECTION IS REQUIRED.

WATER SYSTEM NOTES – PRIVATE

1. ALL MATERIAL SHALL BE OF NEW MANUFACTURE. NO REBUILT OR USED MATERIALS WILL BE ALLOWED.
2. PRIVATE WATER LINES (BUILDING SIDE OF METER) SHALL BE INSTALLED IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC)/UNIFORM PLUMBING CODE (UPC) REQUIREMENTS. OBTAIN REQUIRED BUILDING/PLUMBING PERMITS PRIOR TO CONSTRUCTION. PRIVATE IMPROVEMENTS INCLUDE ALL IMPROVEMENTS AFTER THE FIRE SERVICE VAULT AND DOMESTIC WATER METER.
3. WATER PIPES SHALL HAVE TRACER WIRE (12 GAUGE) INSTALLED BESIDE PIPE.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE COUNTY CODES AND STANDARDS, THE OREGON STATE HEALTH DIVISION ADMINISTRATION RULES, A.W.W.A. STANDARDS, A.P.W.A. STANDARDS, AND THE CITY OF SHERWOOD STANDARDS, UPC AND IBC REQUIREMENTS.
5. ALL PIPE SHALL HAVE MINIMUM COVER OF THREE-FEET BELOW THE CURRENT AND FUTURE FINISH GRADES.
6. ALL VALVES SHALL BE PER AMERICAN WATER WORKS ASSOCIATION (AWWA) WATER SYSTEM DESIGN STANDARDS AND COUNTY CODES, STANDARD DETAILS, AND DRAWINGS.
7. ALL FIRE HYDRANTS SHALL BE PER AWWA WATER SYSTEM DESIGN STANDARDS AND COUNTY CODES, STANDARD DETAILS, AND DRAWINGS.
8. ALL TEES, ELBOWS, BENDS, AND BLOW-OFF LOCATIONS SHALL, UNLESS OTHERWISE NOTED, HAVE A POURED-IN-PLACE CONCRETE THRUST BLOCK OR MECHANICAL RESTRAINT.
9. ALL SANITARY SEWER LINES WITHIN 10 FEET LATERALLY OR 18 INCHES VERTICALLY OF A WATER MAIN SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE WITH WATERTIGHT JOINTS.
10. ANY CROSSING OF WATER MAIN BY SANITARY SEWER SHALL BE MADE AT APPROXIMATELY 90 DEGREES AND HAVE 18 INCHES OF VERTICAL CLEARANCE OR SANITARY SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON WATER PIPE WITH WATERTIGHT JOINTS FOR A DISTANCE OF 9 FEET FROM BOTH SIDES OF THE WATER LINE AND ENCASED IN CONCRETE.HYDROSTATIC TESTS SHALL CONFORM WITH ALL APPLICABLE CODES AND BE MONITORED BY THE CITY INSPECTOR.
11. DISINFECTION: POTABLE WATER PIPELINES SHALL BE FLUSHED AND DISINFECTED BEFORE PLACING INTO SERVICE, AFTER PERFORMING HYDROSTATIC TESTING. DISINFECTION SHALL CONFORM WITH ALL APPLICABLE CODES. DISCHARGING OF THE HIGHLY CHLORINATED WATER USED FOR DISINFECTION SHALL NOT BE DISCHARGED INTO SURFACE WATERS. APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS CONCERNING DISCHARGE SHALL BE FOLLOWED. TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. CONTACT CITY OF SHERWOOD ENGINEERING TO COORDINATE TESTS.
12. BACKFILL WITHIN ALL TRAFFIC AREAS SHALL BE 3/4"-0 CRUSHED ROCK, COMPACTED TO 92% OF MAX DRY DENSITY PER AASHTO T-180.
13. WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND MAINTAINED THROUGHOUT THE TIME OF CONSTRUCTION. THIS INCLUDES FIELD INSPECTIONS, FLUSHING AND TESTING, AND FULL APPROVAL OF ALL FIRE LINES AND FIRE HYDRANTS.
14. A FIRE FLOW TEST SHALL BE MADE AT A NEW FIRE HYDRANT TO VERIFY WATER SUPPLY OF 1500 GPM AT 20 PSI AS A MINIMUM.
15. A "CONTRACTOR'S MATERIALS AND TESTING" – "CERTIFICATE OF COMPLIANCE" WILL BE REQUIRED FOR BOTH THE ABOVE GROUND AND UNDERGROUND PIPING OF THE FIRE SPRINKLER PROTECTION SYSTEMS.
16. ALL PRIVATE DOMESTIC AND FIRE WATER SERVICE LINES OUTSIDE OF THE BUILDING SHALL BE SCHEDULE 40 PVC, SCHEDULE 80 PVC OR C900 PVC CLASS 150, (IN ACCORDANCE WITH UPC REQUIREMENTS) UNLESS OTHERWISE NOTED. WHEN SPECIFIED, DUCTILE IRON PIPE SHALL BE CLASS 52 TYTON-JOINT DUCTILE IRON PIPE CONFORMING TO AWWA C150.
17. CONTRACTORS SHALL CONTACT CITY AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION.PRIOR TO CONSTRUCTION, ALL ON-SITE FIRE WATER SYSTEM LINE SIZES, METER SIZES, DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) SIZES, AND OTHER APPURTENANCES SHOWN ON THE UTILITY PLAN SHALL BE VERIFIED BY THE FIRE PROTECTION ENGINEER FOR THE PROJECT. ANALYSIS OF THE SYSTEM SHALL BE FROM THE NEW FACILITY SERVICE TO THE POINT OF CONNECTION WITH THE PUBLIC WATER SYSTEM. THE MAKES AND MODELS OF ALL SYSTEM COMPONENTS SHALL BE ACCEPTABLE PER WATER DISTRICT LIST OF APPROVED COMPONENTS.
18. THE CONTRACTOR SHALL HAVE THE BACKFLOW PREVENTION ASSEMBLY TESTED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER AT THE TIME OF INSTALLATION.
19. ANY WATER SYSTEM SHUTDOWNS MUST BE SCHEDULED WITH AND APPROVED BY THE OWNER.
20. FIRE HYDRANT PRESSURE AND FLOW TESTS SHALL BE COORDINATED AND APPROVED BY THE PROJECT'S FIRE PROTECTION ENGINEER.
21. LICENSED PLUMBERS WORKING FOR A LICENSED PLUMBING CONTRACTOR SHALL INSTALL ALL ON-SITE DOMESTIC WATER SERVICE, ORS 693.020.
22. A CERTIFIED BACKFLOW PREVENTION DEVICE TESTER SHALL TEST EACH APPROVED BACKFLOW PREVENTION DEVICE AND A COPY OF THE TESTER'S REPORT BE MADE AVAILABLE FOR THE PLUMBING INSPECTOR TO EXAMINE DURING FINAL PLUMBING INSPECTION, OPSC 603.3.3.
23. CONTRACTOR SHALL PROVIDE PROJECT ENGINEER WITH A COPY OF ALL SUBMITTAL DOCUMENTS FOR APPROVAL PRIOR TO INSTALLATION.
24. PRIOR TO THE START OF CONSTRUCTION, A CONSTRUCTION SITE FIRE SAFETY PLAN SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL.
25. PRIOR TO THE START OF CONSTRUCTION, FIRE APPARATUS ACCESS ROADS ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE.
26. PRIOR TO COMBUSTIBLE MATERIALS BEING MOVED ON-SITE, OR START OF VERTICAL CONSTRUCTION, FIRE PROTECTION WATER SUPPLIES SHALL BE INSTALLED AND MADE SERVICEABLE, UNLESS AN APPROVED ALTERNATIVE METHOD OF PROTECTION IS APPROVED BY THE FIRE MARSHAL.
27. PRIOR TO ISSUANCE OF THE PUBLIC UTILITY PERMIT, CONSTRUCTION DOCUMENTS FOR THE UNDERGROUND FIRE PROTECTION INFRASTRUCTURE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PLANS, HYDRAULIC CALCULATIONS, AND MATERIALS DATA PACKAGES SHALL BE SUBMITTED. THIS INFORMATION CAN BE PROVIDED AS A DEFERRED SUBMITTAL WITH APPROVAL OF THE FIRE MARSHAL.
28. PRIOR TO THE START OF CONSTRUCTION, ADDRESS SIGNAGE SHALL BE PROVIDED AT EACH ENTRANCE TO THE CONSTRUCTION SITE. ALL SIGNAGE SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

CITY OF SHERWOOD STANDARD NOTES

1. CONTRACTOR SHALL NOTIFY CITY OF SHERWOOD ENGINEERING DEPARTMENT (AT 503-925-2306) TWO BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK ON GRADING, PUBLIC IMPROVEMENTS, OR STORM WATER TREATMENT FACILITIES.
2. ALL CONSTRUCTION WORK AND MATERIALS SHALL CONFORM TO APPLICABLE CITY OF SHERWOOD STANDARD CONSTRUCTION SPECIFICATIONS, CLEAN WATER SERVICES (CWS) DESIGN AND CONSTRUCTION STANDARDS, UNIFORM PLUMBING CODE (UPC) AND UNIFORM BUILDING CODE (UBC). CONTRACTOR AND SUBCONTRACTOR(S) SHALL HAVE A MINIMUM OF ONE SET OF APPROVED PLANS AND CITY OF SHERWOOD STANDARD CONSTRUCTION SPECIFICATIONS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
3. APPLICANT(S) IS RESPONSIBLE FOR ALL COSTS OF CONSTRUCTION
4. CITY OF SHERWOOD BUILDING DEPARTMENT PERMITS ARE REQUIRED FOR PRIVATELY MAINTAINED SEWER, INLETS, INLET LEADS, AND SERVICE LATERALS CONSTRUCTION OUTSIDE OF PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. ALL WORK APPROVED UNDER PLUMBING PERMITS SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. ALL TRENCH LINES AND EXCAVATIONS SHALL BE PROPERLY SHORED AND BRACED TO PREVENT CAVING. UNUSUALLY DEEP EXCAVATIONS MAY REQUIRE EXTRA SHORING AND BRACING. ALL SHEETING, SHORING, AND BRACING OF TRENCHES SHALL CONFORM TO OREGON OCCUPATIONAL SAFETY AND HEALTH DIVISION (OSHA) REGULATIONS AND CITY OF SHERWOOD STANDARD SPECIFICATIONS.
6. CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
7. SITE EROSION CONTROL PLAN AND BMPs MEETING CWS STANDARDS TO BE IN PLACE AND APPROVED PRIOR TO CONSTRUCTION.
8. A TEMPORARY USE PERMIT, SUBJECT TO SECTION 16.86 OF THE CITY OF SHERWOOD CODE, IS REQUIRED PRIOR TO ANY USE OF AN ON-SITE CONSTRUCTION TRAILER. UNDER NO CIRCUMSTANCE SHALL THE TRAILER BE LOCATION IN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION. A COPY OF THE REQUIRED PERMITS AND ATTACHMENTS SHALL BE AT THE WORK SITE AND AVAILABLE DURING CONSTRUCTION.
10. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). TRAFFIC CONTROL PLAN SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.
11. ANY INSPECTION OR CONSTRUCTION OBSERVATION BY THE CITY, COUNTY, STATE, OR OTHER JURISDICTIONAL AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CITY STANDARDS, AND PROJECT CONTRACT DOCUMENTS.
12. NO TRENCHES OR PITS WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES AND PITS SHALL BE COVERED WITH STEEL PLATES OR FILLED AT NIGHT.
13. ANY ALTERATIONS OR VARIATIONS FROM THESE PLANS, EXCEPT MINOR FIELD ADJUSTMENTS NEEDED TO MEET EXISTING FIELD CONDITIONS, SHALL BE APPROVED BY THE ENGINEER AND APPLICABLE REGULATORY AGENCY REPRESENTATIVE.
14. ANY PRIVATE UTILITIES TO BE INSTALLED WITHIN CITY OF SHERWOOD RIGHT-OF-WAY THAT IS NOT SHOWN ON THE APPROVED CONSTRUCTION PLANS (POWER, TELECOMMUNICATIONS, GAS, IRRIGATION, ETC.) SHALL HAVE PLANS SUBMITTED FOR A RIGHT-OF-WAY PERMIT PRIOR TO CONSTRUCTION OF UTILITY. ANY PRIVATE OR FRANCHISE UTILITIES INSTALLED WITHOUT A RIGHT-OF-WAY PERMIT IS SUBJECT TO REMOVAL.

CITY OF SHERWOOD SANITARY SEWER NOTES – PUBLIC

1. SANITARY SEWER PIPE MATERIAL SHALL BE AS NOTED ON PLANS AND CONFORM TO THE REQUIREMENTS BELOW.
2. SANITARY SEWER MATERIALS AND TESTING SHALL MEET CLEAN WATER SERVICES (CWS) DESIGN AND CONSTRUCTION SPECIFICATIONS AND THE CITY OF SHERWOOD'S ENGINEERING DESIGN MANUAL.
3. ALL SANITARY SERVICE STUB OUTS SHALL EXTEND A MINIMUM OF THREE FEET (3') BEYOND EASEMENT OR RIGHT-OF-WAY LINE AND BE MARKED WITH A PRESSURE TREATED 2x4. THE TOP 12 INCHES (12") SHALL BE PAINTED GREEN AND LABELED "SS" FOR FUTURE LOCATION. THE 2x4 SHALL BE MARKED WITH DETECTABLE UNDERGROUND MAGNETIC TAPE GREEN IN COLOR AND BE MARKED "CAUTION SEWER BURIED BELOW". THE MAGNETIC TAPE SHALL BE PLACED FROM THE MAIN PIPELINE TO THE END OF THE SIDE LATERAL WILL 18 INCHES (18") OF SEPARATION BETWEEN THE TAPE AND PIPE. THE SERVICE LATERAL SHALL ALSO HAVE TRACER WIRE INSTALLED. THE TRACER WIRE SHALL BE 12-GAGE STRANDED COPPER WIRE WITH GREEN HMW-PE INSULATION. TRACER WIRE SHALL RUN TO THE TOP OF THE 2x4 MARKER.
4. ALL SANITARY SEWER LINES SHALL BE VIDEO INSPECTED BY THE CONTRACTOR AND HAVE A MANDREL PASSED THROUGH TO CHECK DEFLECTION. TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. THIS WILL BE WITNESSED BY THE CITY. MINIMUM 48 HOUR NOTICE IS REQUIRED. CITY WITNESSED VIDEO INSPECTION SHALL OCCUR AFTER THE PLACEMENT OF ASPHALT. CITY STRONGLY ENCOURAGES VIDEO INSPECTION BY THE DEVELOPER AND/OR CONTRACTOR PRIOR TO ASPHALT PLACEMENT. SHOULD CONTRACTOR OR DEVELOPER HAVE QUESTIONS REGARDING SPECIFIC SECTIONS OF PRE-ASPHALT VIDEO, CITY INSPECTOR SHALL PROVIDE A RECOMMENDATION UPON THE ACCEPTABILITY OF THE SECTION IN QUESTION.
5. ALL SANITARY SEWER LINES SHALL BE AIR TESTED. ALL MANHOLES SHALL BE HYDROSTATICALLY TESTED OR VACUUM TESTED. TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. THIS WILL WITNESSED BY THE CITY. MINIMUM 48 HOUR NOTICE IS REQUIRED.

CITY OF SHERWOOD STORM SEWER NOTES – PUBLIC

1. STORM SEWER PIPE SHALL BE AS NOTED ON PLANS AND CONFORM TO THE REQUIREMENTS BELOW.
2. STORM SEWER MATERIALS AND TESTING SHALL MEET CLEAN WATER SERVICES (CWS) DESIGN AND CONSTRUCTION SPECIFICATIONS AND THE CITY OF SHERWOOD'S ENGINEERING DESIGN MANUAL.
3. ALL STORM SERVICE STUB OUTS SHALL EXTEND A MINIMUM OF THREE FEET (3') BEYOND EASEMENT OR RIGHT-OF-WAY LINE AND BE MARKED WITH A PRESSURE TREATED 2X4. THE TOP 12 INCHES (12") SHALL BE PAINTED GREEN AND LABELED "ST" FOR FUTURE LOCATION. THE 2X4 SHALL BE MARKED WITH DETECTABLE UNDERGROUND MAGNETIC TAPE GREEN IN COLOR AND BE MARKED "CAUTION STORM DRAIN BURIED BELOW". THE MAGNETIC TAPE SHALL BE PLACED FROM THE MAIN PIPELINE TO THE END OF THE SIDE LATERAL WILL 18 INCHES (18") OF SEPARATION BETWEEN THE TAPE AND PIPE. THE SERVICE LATERAL SHALL ALSO HAVE TRACER WIRE INSTALLED. THE TRACER WIRE SHALL BE 12-GAGE STRANDED COPPER WIRE WITH GREEN HMW-PE INSULATION. TRACER WIRE SHALL RUN TO THE TOP OF THE 2X4 MARKER. STORM SERVICE STUB OUTS TO BE A MINIMUM OF 4 INCH (4") DIAMETER PIPE AND HAVE A MINIMUM SLOPE OF 2%.
4. ALL STORM SEWER LINES SHALL BE VIDEO INSPECTED BY THE CONTRACTOR. TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. THIS WILL BE WITNESSED BY THE CITY. MINIMUM 48 HOUR NOTICE IS REQUIRED. CITY WITNESSED VIDEO INSPECTION SHALL OCCUR AFTER THE PLACEMENT OF ASPHALT. CITY STRONGLY ENCOURAGES VIDEO INSPECTION BY THE DEVELOPER AND/OR CONTRACTOR PRIOR TO ASPHALT PLACEMENT. SHOULD CONTRACTOR OR DEVELOPER HAVE QUESTIONS REGARDING SPECIFIC SECTIONS OF PRE-ASPHALT VIDEO, CITY INSPECTOR SHALL PROVIDE A RECOMMENDATION UPON THE ACCEPTABILITY OF THE SECTION IN QUESTION.
5. ALL STORM SEWER LINES SHALL HAVE A MANDREL PASSED THROUGH TO CHECK DEFLECTION. THIS WILL BE WITNESSED BY THE CITY. MINIMUM 48 HOUR NOTICE IS REQUIRED.

CITY OF SHERWOOD WATER SYSTEM NOTES – PUBLIC

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND STANDARDS, THE OREGON STATE HEALTH DIVISION ADMINISTRATION RULES, A.W.W.A. STANDARDS, A.P.W.A. STANDARDS, AND CITY OF SHERWOOD ENGINEERING DESIGN AND DETAILS MANUAL.
2. WATER MAINS SHALL BE PUSH-ON DUCTILE IRON PIPE THAT IS CEMENT-MORTAR LINED, SHALL CONFORM WITH ANSI A21.6 AND ANSI A21.11, AND SHALL BE U.S. TYTON JOINT POINT, AS MANUFACTURED BY UNITED STATES PIPE AND FOUNDRY COMPANY AND PACIFIC STATES CAST IRON COMPANY, OR AS APPROVED. THE TYPE AND THICKNESS CLASS SHALL BE PIPE CLASS 52 FOR PIPE DIAMETERS OF 10" AND SMALLER, PIPE CLASS 51 FOR PIPE DIAMETERS BETWEEN 12" AND 16", AND PIPE CLASS 50 FOR DIAMETERS OF 18" AND LARGER. THE RUBBER RING GASKETS SHALL CONFORM TO ANSI A21.11, AND SHALL BE FURNISHED WITH THE PIPE. A NON-TOXIC VEGETABLE SOAP LUBRICANT SHALL BE SUPPLIED FROM THE PIPE MANUFACTURER IN SUFFICIENT QUANTITIES FOR INSTALLING THE PIPE FURNISHED.
3. ALL PIPE SHALL HAVE MINIMUM COVER OF THREE-FEET BELOW THE FUTURE FINISHED GRADES IN EASEMENTS AND STREET RIGHTS-OF-WAY.
4. ALL VALVES SHALL BE PER CITY OF SHERWOOD WATER SYSTEM STANDARDS AND CITY CODES, STANDARD DETAILS, AND DRAWINGS.
5. ALL WATER METERS ARE TO BE SET BY THE CITY OF SHERWOOD.
6. ALL FIRE HYDRANTS SHALL BE PER CITY OF SHERWOOD WATER SYSTEM STANDARDS AND CITY CODES, STANDARD DETAILS, AND DRAWINGS.
7. ALL TEES, ELBOWS, BENDS, AND BLOW-OFF LOCATIONS SHALL, UNLESS OTHERWISE NOTED, HAVE A POURED-IN-PLACE CONCRETE THRUST BLOCK PER CITY OF SHERWOOD STANDARDS.
8. ALL SANITARY SEWER LINES WITHIN 10 FEET LATERALLY OR 18 INCHES VERTICALLY OF A WATER MAIN SHALL BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE WITH WATERTIGHT JOINTS.
9. ANY CROSSING OF WATER MAIN BY SANITARY SEWER SHALL BE MADE AT APPROXIMATELY 90 DEGREES AND HAVE 18 INCHES OF VERTICAL CLEARANCE OR SANITARY SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON WATER PIPE WITH WATERTIGHT JOINTS FOR A DISTANCE OF 9 FEET FROM BOTH SIDES OF THE WATER LINE AND ENGAGED IN CONCRETE.
10. JOINT DEFLECTION ALLOWED ONLY WITH THE APPROVAL OF THE PROJECT ENGINEER AND INSPECTOR AND BE PER CITY OF SHERWOOD STANDARDS.
11. OREGON HEALTH AUTHORITY BACTERIOLOGICAL TESTS SHALL BE TAKEN BY THE CITY OF SHERWOOD.
12. HYDROSTATIC TESTS SHALL CONFORM WITH ALL APPLICABLE CODES AND BE MONITORED BY THE CITY.
13. DISINFECTION: PIPELINES SHALL BE FLUSHED AND DISINFECTED BEFORE PLACING INTO SERVICE, AFTER PERFORMING HYDROSTATIC TESTING. DISINFECTION SHALL CONFORM WITH ALL APPLICABLE CODES. DISCHARGING OF THE HIGHLY CHLORINATED WATER USED FOR DISINFECTION SHALL NOT BE DISCHARGED INTO SURFACE WATERS. APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS CONCERNING DISCHARGE SHALL BE FOLLOWED. TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
14. PRIOR TO TAPPING INTO EXISTING WATER MAINS, THE CONTRACTOR SHALL CONTACT THE CITY OF SHERWOOD INSPECTOR.
15. CONTRACTOR OPERATION OF PUBLIC WATER VALVES IS PROHIBITED.
16. CONTRACTOR SHALL NOT BACKFILL TRENCH UNTIL WATER LINE INSPECTION IS APPROVED.
17. CONTACT RICH SATTLER AT 503-925-2319, CITY OF SHERWOOD PUBLIC WORKS, A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE WATER LINE INSPECTIONS.
18. NEW FIRE HYDRANTS TO HAVE STORZ ADAPTER ON 4-1/2" PORT.
19. INSTALL BLUE REFLECTOR A CENTER LINE OF ROADWAY(S) PERPENDICULAR TO FIRE HYDRANT.

APPROVED CONSTRUCTION PLANS
(See cover sheet approval for any conditions)
City of Sherwood
Engineering Division
Date 7/30/19

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

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

PARKWAY VILLAGE SOUTH

LANGER FAMILY LLC.

SHERWOOD OREGON

WASHINGTON COUNTY 2S1 34DB 2S1 3300

TAX LOT 1000

GENERAL NOTES
SHEET 2 OF 2

DESIGNED BY: JDS
DRAWN BY: JDS
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 07/03/2018

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 25, 2003
JOHN P. CHRISTIANSEN
RENEWAL DATE: 12/31/19

REVISIONS

JOB NUMBER
5656

SHEET
C002

AKS DRAWING FILE: 5656 CON GEN NOTES.DWG | LAYOUT: C002

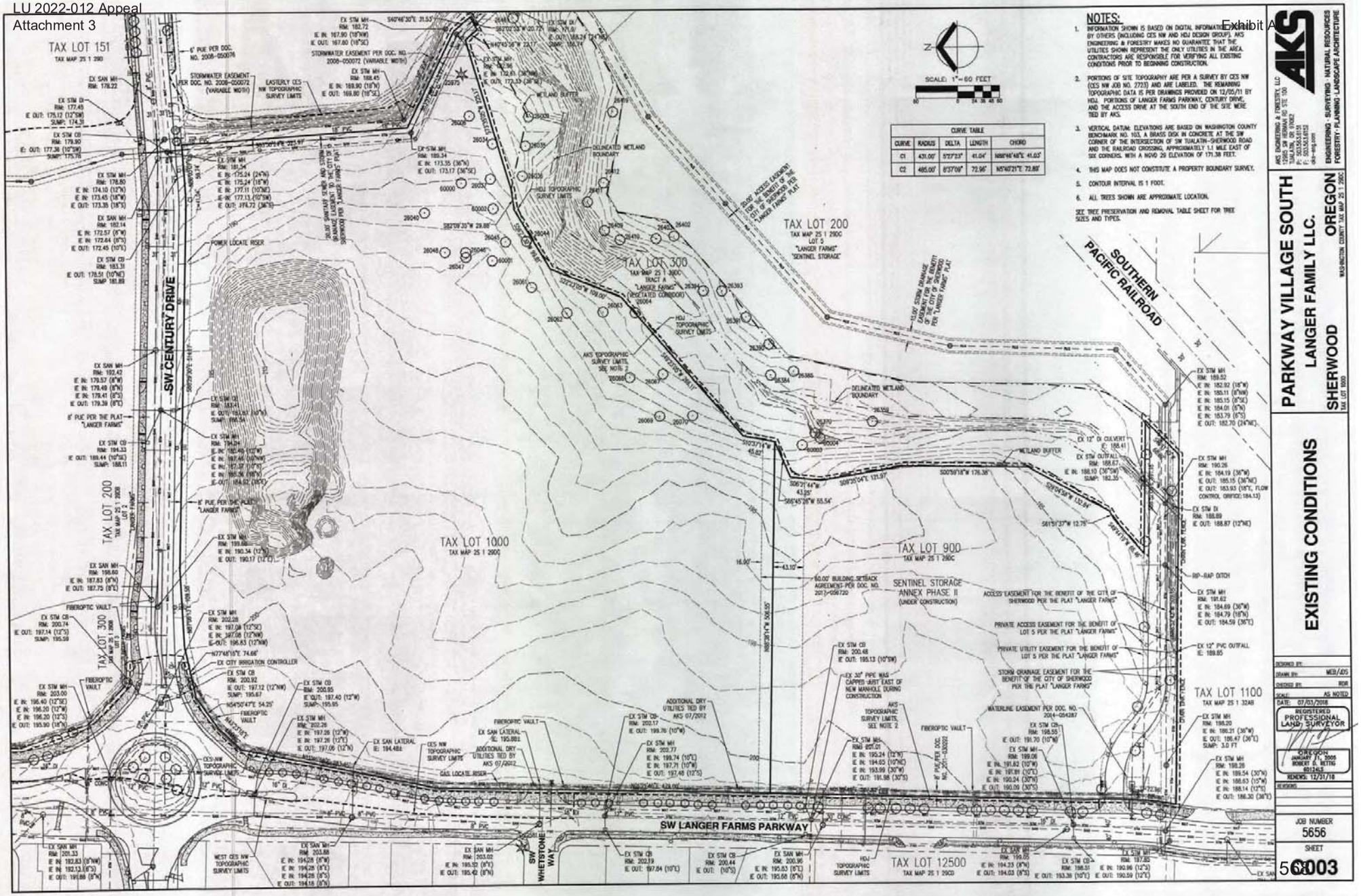
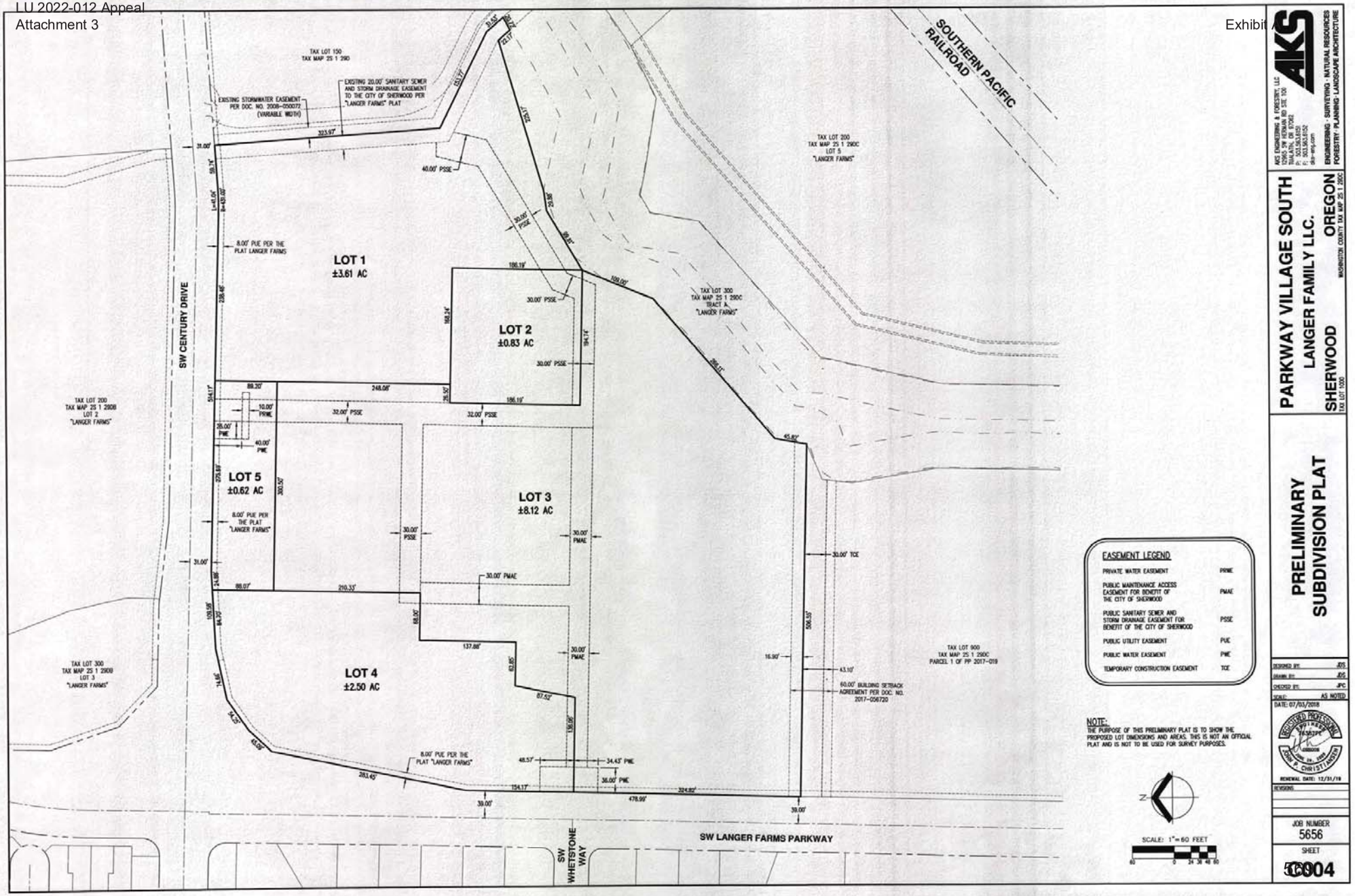

NOTES:
1. INFORMATION SHOWN IS BASED ON DIGITAL INFORMATION PROVIDED BY OTHERS (INCLUDING CES NW AND HDJ DESIGN GROUP). AKS ENGINEERING & FORESTRY MAKES NO GUARANTEE THAT THE UTILITIES SHOWN REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. PORTIONS OF SITE TOPOGRAPHY ARE PER A SURVEY BY CES NW (CES NW JOB NO. 2723) AND ARE LABELED. THE REMAINING TOPOGRAPHIC DATA IS PER DRAWINGS PROVIDED ON 12/05/11 BY HDJ. PORTIONS OF LANGER FARMS PARKWAY, CENTURY DRIVE, AND THE ACCESS DRIVE AT THE SOUTH END OF THE SITE WERE TIED BY AKS.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 103, A BRASS DISK IN CONCRETE AT THE SW CORNER OF THE INTERSECTION OF SW TUALATIN-SHERWOOD ROAD AND THE RAILROAD CROSSING, APPROXIMATELY 1.1 MILE EAST OF SIX CORNERS. WITH A NGVD 29 ELEVATION OF 171.38 FEET.
4. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
5. CONTOUR INTERVAL IS 1 FOOT.
6. ALL TREES SHOWN ARE APPROXIMATE LOCATION.
SEE TREE PRESERVATION AND REMOVAL TABLE SHEET FOR TREE SIZES AND TYPES.
SCALE: 1" = 60 FEET
CURVE TABLE
CURVE | RADIUS | DELTA | LENGTH | CHORD
C1 | 431.00' | 5°27'23" | 41.04' | N86°46'48"E 41.03'
C2 | 465.00' | 8°37'09" | 72.96' | N85°40'21"E 72.88'
TAX LOT 151
TAX LOT 200
TAX MAP 2S 1 29DC
LOT 5
"LANGER FARMS"
"SENTINEL STORAGE"
TAX LOT 300
TAX MAP 2S 1 29DC
TRACT A
"LANGER FARMS"
(VACATED CORRIDOR)
TAX LOT 1000
TAX MAP 2S 1 29DC
TAX LOT 900
TAX MAP 2S 1 29DC
SENTINEL STORAGE
ANNEX PHASE II
(UNDER CONSTRUCTION)
TAX LOT 1100
TAX MAP 2S 1 32AB
TAX LOT 12500
TAX MAP 2S 1 29DD
SW CENTURY DRIVE
SW LANGER FARMS PARKWAY
SW WHETSTONE WAY
SOUTHERN PACIFIC RAILROAD
DELINEATED WETLAND BOUNDARY
WETLAND BUFFER
HDJ TOPOGRAPHIC SURVEY LIMITS
AKS TOPOGRAPHIC SURVEY LIMITS, SEE NOTE 2
CES NW TOPOGRAPHIC SURVEY LIMITS
FIBEROPTIC VAULT
EX CITY IRRIGATION CONTROLLER
GAS LOCATE RISER
POWER LOCATE RISER
ADDITIONAL DRY UTILITIES TIED BY AKS 07/2012
60.00' BUILDING SETBACK AGREEMENT PER DOC. NO. 2017-056720
ACCESS EASEMENT FOR THE BENEFIT OF THE CITY OF SHERWOOD PER THE PLAT "LANGER FARMS"
PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 5 PER THE PLAT "LANGER FARMS"
PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF LOT 5 PER THE PLAT "LANGER FARMS"
STORM DRAINAGE EASEMENT FOR THE BENEFIT OF THE CITY OF SHERWOOD PER THE PLAT "LANGER FARMS"
WATERLINE EASEMENT PER DOC. NO. 2014-054287
EX 30" PIPE WAS CAPPED JUST EAST OF NEW MANHOLE DURING CONSTRUCTION
EX 12" CULVERT
EX 12" DI CULVERT
EX 12" PVC OUTFALL
RIP-RAP DITCH
EX STM OUTFALL
EX STM MH
EX STM CB
EX STM DI
EX SAN MH
EX SAN LATERAL
EX SAN CO
EX 8" PUE PER DOC. NO. 2008-050076
EX 8" PUE PER THE PLAT "LANGER FARMS"
EX 8" PUE PER DOC. PLAT "LANGER FARMS"
STORMWATER EASEMENT PER DOC. NO. 2008-050072 (VARIABLE WIDTH)
EASTERLY CES NW TOPOGRAPHIC SURVEY LIMITS
25.00' ACCESS EASEMENT FOR THE BENEFIT OF THE CITY OF SHERWOOD PER "LANGER FARMS" PLAT
15.00' STORM DRAINAGE EASEMENT FOR THE BENEFIT OF THE CITY OF SHERWOOD FOR "LANGER FARMS" PLAT
25.00' SANITARY SEWER AND STORM DRAINAGE EASEMENT TO THE CITY OF SHERWOOD PER "LANGER FARMS" PLAT
AKS ENGINEERING & FORESTRY, LLC
3700 SW NORTH DAKOTA ST, STE 150
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE
PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC.
SHERWOOD OREGON
WASHINGTON COUNTY 1/4S MAP 2S 1 29DC
TAX LOT 1800
EXISTING CONDITIONS
DESIGNED BY:
DRAWN BY: MEB/JDS
CHECKED BY: RDR
SCALE: AS NOTED
DATE: 07/03/2018
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 11, 2005 ROBERT G. BETTS 60124LS
RENEWS: 12/31/18
JOB NUMBER 5656
SHEET 003
AKS DRAWING FILE: 5656 C003 EXISTING UNIT1 C003

Exhibit A



EASEMENT LEGEND

PRIVATE WATER EASEMENT	PRWE
PUBLIC MAINTENANCE ACCESS EASEMENT FOR BENEFIT OF THE CITY OF SHERWOOD	PMAE
PUBLIC SANITARY SEWER AND STORM DRAINAGE EASEMENT FOR BENEFIT OF THE CITY OF SHERWOOD	PSSE
PUBLIC UTILITY EASEMENT	PUE
PUBLIC WATER EASEMENT	PWE
TEMPORARY CONSTRUCTION EASEMENT	TCE

NOTE:
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC.
SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 2S 1 29DC
TAX LOT 1000

PRELIMINARY SUBDIVISION PLAT

DESIGNED BY: JDS
DRAWN BY: JDS
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 07/03/2018

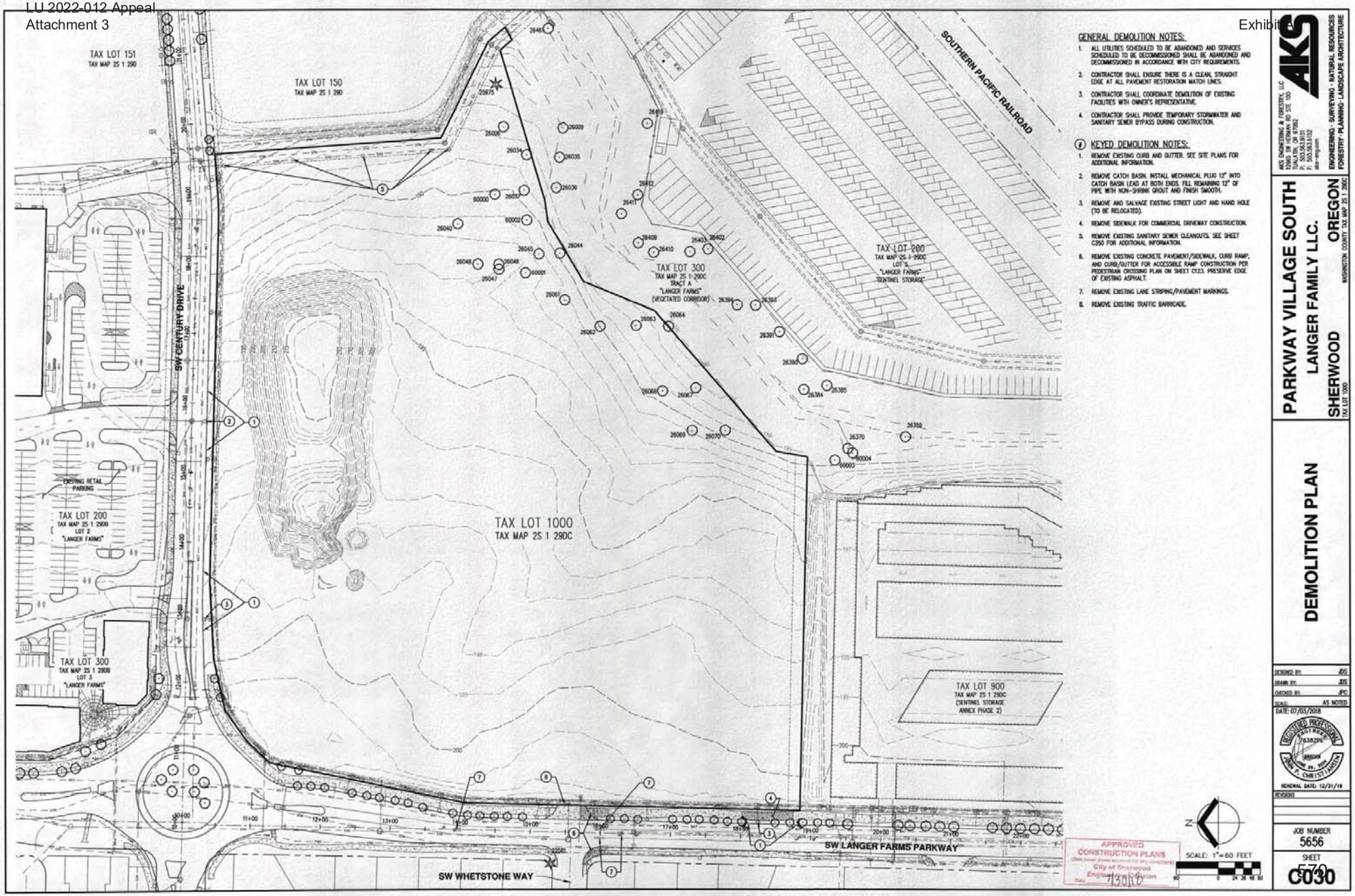
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1995
74562PE
JOHN P. CHRISTENSEN
RENEWAL DATE: 12/31/19

REVISIONS

JOB NUMBER
5656

SHEET
C004

AKS DRAWING FILE: 5656 C004 PRE PLAT.DWG | LAYOUT: C004



GENERAL DEMOLITION NOTES:

1. ALL UTILITIES SCHEDULED TO BE ABANDONED AND SERVICES SCHEDULED TO BE DECOMMISSIONED SHALL BE ABANDONED AND DECOMMISSIONED IN ACCORDANCE WITH CITY REQUIREMENTS.
2. CONTRACTOR SHALL ENSURE THERE IS A CLEAN, STRAIGHT EDGE AT ALL PAVEMENT RESTORATION MATCH LINES.
3. CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING FACILITIES WITH OWNER'S REPRESENTATIVE.
4. CONTRACTOR SHALL PROVIDE TEMPORARY STORMWATER AND SANITARY SEWER BYPASS DURING CONSTRUCTION.

(#) KEYED DEMOLITION NOTES:

1. REMOVE EXISTING CURB AND GUTTER. SEE SITE PLANS FOR ADDITIONAL INFORMATION.
2. REMOVE CATCH BASIN. INSTALL MECHANICAL PLUG 12" INTO CATCH BASIN LEAD AT BOTH ENDS. FILL REMAINING 12" OF PIPE WITH NON-SHRINK GROUT AND FINISH SMOOTH.
3. REMOVE AND SALVAGE EXISTING STREET LIGHT AND HAND HOLE (TO BE RELOCATED).
4. REMOVE SIDEWALK FOR COMMERCIAL DRIVEWAY CONSTRUCTION.
5. REMOVE EXISTING SANITARY SEWER CLEANOUTS. SEE SHEET C350 FOR ADDITIONAL INFORMATION.
6. REMOVE EXISTING CONCRETE PAVEMENT/SIDEWALK, CURB RAMP, AND CURB/GUTTER FOR ACCESSIBLE RAMP CONSTRUCTION PER PEDESTRIAN CROSSING PLAN ON SHEET C123. PRESERVE EDGE OF EXISTING ASPHALT.
7. REMOVE EXISTING LANE STRIPING/PAVEMENT MARKINGS.
8. REMOVE EXISTING TRAFFIC BARRICADE.

APPROVED CONSTRUCTION PLANS
City of Sherwood
Engineering Division
Date: 7/30/19

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

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

PARKWAY VILLAGE SOUTH

LANGER FAMILY LLC.

SHERWOOD OREGON

WASHINGTON COUNTY TAX MAP 2S 1 29DC
TAX LOT 1000

DEMOLITION PLAN

DESIGNED BY: JDS
DRAWN BY: JDS
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 07/03/2018

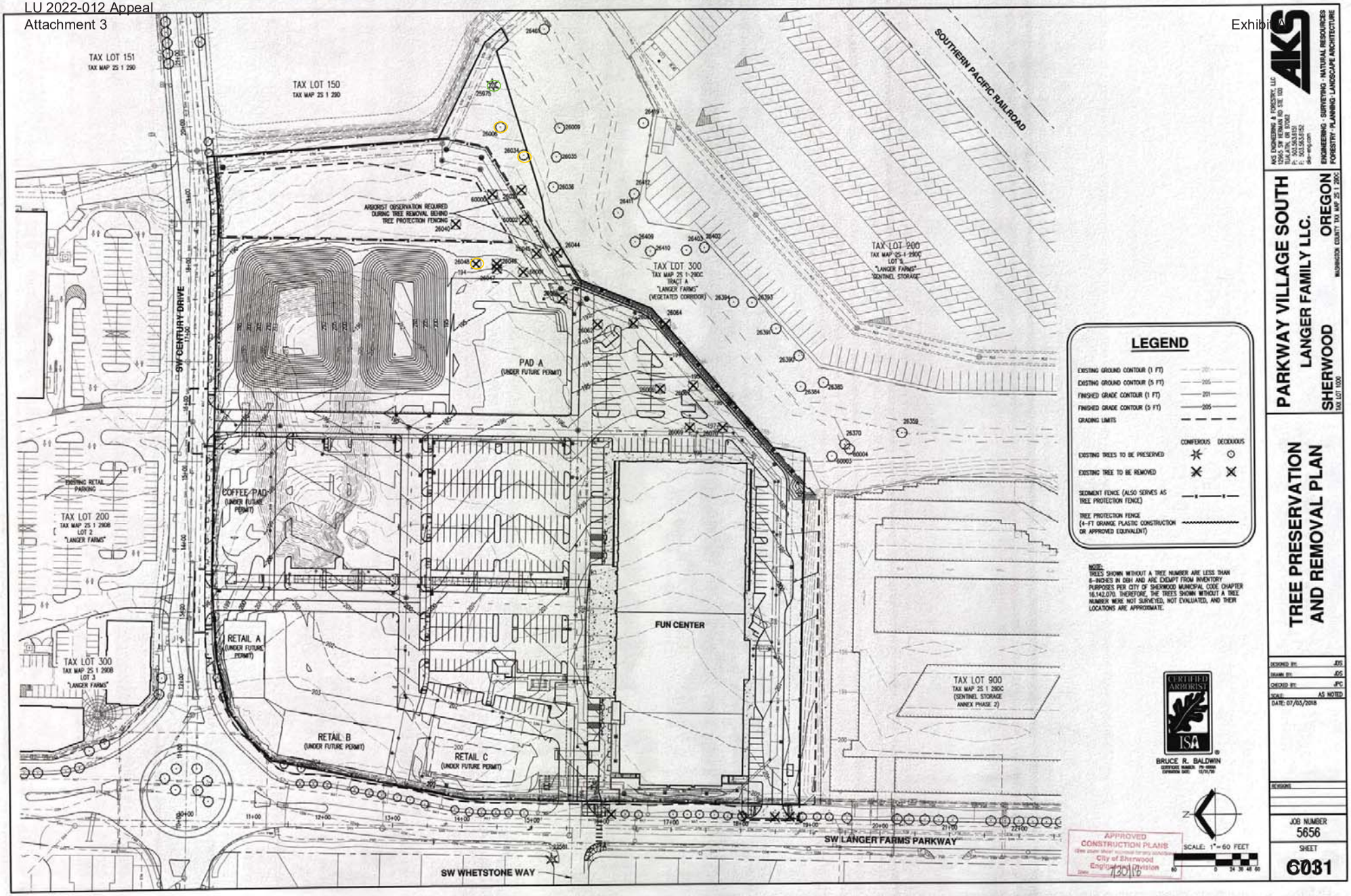
REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 24, 2006
JOHN P. CHRISTENSEN

RENEWAL DATE: 12/31/19

REVISIONS

JOB NUMBER
5656

SHEET
C030



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

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

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC.
SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 2S 1 29DC
TAX LOT 1000

TREE PRESERVATION AND REMOVAL PLAN

DESIGNED BY:	JDS
DRAWN BY:	JDS
CHECKED BY:	JPC
SCALE:	AS NOTED
DATE:	07/03/2018

REVISIONS

JOB NUMBER
5656

SHEET
6031

AKS DRAWING FILE: 5656 0330 ROAD TREECPNG [LAYOUT: C031]

Exhibit A

Detailed Tree Inventory for Parkway Village South

AKS Job No. 5656

Tree #	DBH (in.)	Tree Species Common Name (Scientific name)	Comments	Health Rating*	Structure Rating**	Remove / Preserve
22581	-	Coniferous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
25975	53	Douglas-fir (Pseudotsuga menziesii)		1	1	Preserve
26006	14	Oregon Ash (Fraxinus latifolia)	Cavity; Decay; Broken branches; Dead	3	3	Preserve
26009	16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26034	14	Oregon Ash (Fraxinus latifolia)	Cavity; Decay; Crooked; Declining	2	3	Preserve
26035	16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26036	16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26037	14	Oregon Ash (Fraxinus latifolia)	Cavity; Decay; Crooked; Declining	2	3	Remove
26040	18	Oregon Ash (Fraxinus latifolia)	Cavity; Decay; Crooked; Declining	2	3	Remove
26044	16	Oregon Ash (Fraxinus latifolia)	Cavity; Decay; Broken branches; Declining	3	2	Remove
26045	8,8,8,8	Black Walnut (Juglans nigra)	Decay at base; Crooked; Dead branches	2	2	Remove
26046	20	Oregon Ash (Fraxinus latifolia)	Cavity; Bore holes; Crooked; Decay	1	3	Remove
26047	20,20	Oregon Ash (Fraxinus latifolia)	Horizontal cracks on bole; Lean (W); Crooked	1	3	Remove
26048	52	American Chestnut (Castanea dentata)	Broken branches; Cavity; Decay; Scars; Cracks	2	3	Remove
26061	14	Oregon Ash (Fraxinus latifolia)	Very sparse foliage; Crooked; Cavity; Decay; Declining	3	3	Remove
26062	14	Oregon Ash (Fraxinus latifolia)	Cavities; Decay	2	3	Remove
26063	18	Oregon Ash (Fraxinus latifolia)	Foliage color lightening; Sparse foliage; Scars; Decay; Declining	2	3	Remove
26064	18	Oregon Ash (Fraxinus latifolia)	Broken branches; Scars; Decay	2	2	Remove
26066	6	Oregon Ash (Fraxinus latifolia)	Sparse foliage; Broken branches; Foliage color lightening; Declining	2	2	Remove
26067	16	Oregon Ash (Fraxinus latifolia)	Broken branches; Dead branches; Sparse foliage; Declining	3	2	Remove
26069	16	Oregon Ash (Fraxinus latifolia)	Broken branches; Scars; Decay; Sparse foliage; Declining	2	2	Remove
26070	16	Oregon Ash (Fraxinus latifolia)	Sparse foliage; Cavities; Decay; Broken branches; Declining	2	3	Remove
26359	16,16,16, 16,16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26370	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26384	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26385	12	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26390	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26391	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26393	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26394	12	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26402	16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26403	16	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26409	18	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26410	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26411	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26412	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26419	10,10,10, 10,10	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
26461	14	Deciduous	OFFSITE; Not evaluated by an Arborist	-	-	Preserve
60000	14	Oregon Ash (Fraxinus latifolia)	Scars; Cavities; Decay; Sparse foliage; Declining	2	3	Remove
60001	28	Black Walnut (Juglans nigra)	Sparse foliage; Crooked; Lean (W)	2	2	Remove
60002	20	Oregon Ash (Fraxinus latifolia)	Cavities; Decay; Scars; Sparse foliage; Declining	3	2	Remove
60003	15,15	Black Cottonwood (Populus trichocarpa)	OFFSITE; Codominant	1	1	Preserve
60004	15,20	Black Cottonwood (Populus trichocarpa)	OFFSITE; Codominant	1	1	Preserve

Total # of Existing Trees Inventoried = 43

Total # of Existing Onsite Trees = 21
Total # of Existing Onsite Trees to be Preserved = 3
Total # of Existing Onsite Trees to be Removed = 18

Total # of Existing Offsite Trees = 22
Total # of Existing Offsite Trees to be Preserved = 22
Total # of Existing Offsite Trees to be Removed = 0

***Health Rating:**
1 = Good Health - A tree that exhibits typical foliage, bark, and root characteristics, for its respective species, shows no signs of infection or infestation, and has a high level of vigor and vitality.
2 = Fair Health - A tree that exhibits some abnormal health characteristics and/or shows some signs of infection or infestation, but may be reversed or abated with supplemental treatment.
3 = Poor Health - A tree that is in significant decline, to the extent that supplemental treatment would not likely result in reversing or abating its decline.

****Structure Rating:**
1 = Good Structure - A tree that exhibits typical physical form characteristics, for its respective species, shows no signs of structural defects of the canopy, trunk, and/or root system.
2 = Fair Structure - A tree that exhibits some abnormal physical form characteristics and/or some signs of structural defects, which reduce the structural integrity of the tree, but are not indicative of imminent physical failure, and may be corrected using arboricultural abatement methods.
3 = Poor Structure - A tree that exhibits extensively abnormal physical form characteristics and/or significant structural defects that substantially reduces the structural viability of the tree, cannot feasibly be abated, and are indicative of imminent physical failure.

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

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

TREE PRESERVATION NOTES:

PLACING MATERIALS NEAR TREES:

1. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE TREE PROTECTION AREA OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PARKING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT.

ATTACHMENTS TO TREES:

1. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY TREE DESIGNATED FOR PROTECTION.

GRADING NEAR TREES:

1. THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE TREE PROTECTION AREA OF TREES TO BE PRESERVED WITHOUT THE PROJECT ARBORIST'S AUTHORIZATION. THE PROJECT ARBORIST MAY ALLOW COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREE'S OPTIMAL TREE ROOT PROTECTION ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.
2. IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD SLOUGH OR ERODE INTO THE TREE PROTECTION AREA, IT SHALL BE PERMANENTLY STABILIZED TO PREVENT SUFFOCATION OF THE ROOTS.
3. THE APPLICANT SHALL NOT INSTALL AN IMPERVIOUS SURFACE WITHIN THE TREE PROTECTION AREA WITHOUT THE AUTHORIZATION OF THE PROJECT ARBORIST. THE PROJECT ARBORIST MAY REQUIRE SPECIFIC CONSTRUCTION METHODS AND/OR USE OF AERATION DEVICES TO ENSURE THE TREE'S SURVIVAL AND TO MINIMIZE THE POTENTIAL FOR ROOT INDUCED DAMAGE TO THE IMPERVIOUS SURFACE.
4. TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION AREA. THE PROJECT ARBORIST MAY REQUIRE THAT UTILITIES BE TUNNELED UNDER THE ROOTS OF TREES TO BE RETAINED IF THE PROJECT ARBORIST DETERMINES THAT TRENCHING WOULD SIGNIFICANTLY REDUCE THE CHANCES OF THE TREE'S SURVIVAL.
5. TREES AND OTHER VEGETATION TO BE RETAINED SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. CLEARING OPERATIONS SHALL BE CONDUCTED SO AS TO EXPOSE THE SMALLEST PRACTICAL AREA OF SOIL FOR THE LEAST POSSIBLE AMOUNT OF TIME. SHRUBS, GROUND COVER, AND STUMPS SHALL BE MAINTAINED TO CONTROL EROSION, WHERE FEASIBLE. WHERE NOT FEASIBLE, APPROPRIATE EROSION CONTROL PRACTICES SHALL BE IMPLEMENTED.

ADDITIONAL REQUIREMENTS:

1. THE PROJECT ARBORIST MAY REQUIRE ADDITIONAL TREE PROTECTION MEASURES WHICH ARE CONSISTENT WITH ACCEPTED URBAN FORESTRY PRACTICES.

EXCAVATION WITHIN OPTIMAL TREE ROOT PROTECTION ZONES:

1. EXCAVATION IN THE TOP 24 INCHES OF SOIL IN THE OPTIMAL TREE ROOT PROTECTION ZONE SHOULD BEGIN AT THE EXCAVATION LINE THAT IS CLOSEST TO THE TREE.
2. THE EXCAVATION SHOULD BE DONE BY HAND/SHOVEL OR WITH AN EXCAVATOR AND A PERSON WITH A SHOVEL, PRUNING SHEARS, AND A PRUNING SAW.
3. IF DONE BY HAND, ALL ROOTS 1-INCH DIAMETER OR LARGER SHOULD BE PRUNED AT THE EXCAVATION LINE.
4. IF DONE WITH AN EXCAVATOR (MOST LIKELY SCENARIO), THEN THE OPERATOR SHALL START THE CUT AT THE EXCAVATION LINE AND CAREFULLY "FEEL" FOR ROOTS/RESISTANCE. WHEN THERE IS RESISTANCE, THE PERSON WITH THE SHOVEL HAND DIGS AROUND THE ROOTS AND PRUNES THE ROOTS 1-INCH DIAMETER OR LARGER.
5. THE EXCAVATOR IS TO REMAIN OFF OF THE TREE ROOTS TO BE PRESERVED AT ALL TIMES.
6. ALL ROOTS SHALL BE CUT CLEANLY WITH PRUNING SHEARS OR A PRUNING SAW.
7. THE PROJECT ARBORIST MUST BE ON SITE DURING ANY WORK WITHIN THE OPTIMAL TREE ROOT PROTECTION ZONE THAT IS WITHIN THE TREE PROTECTION AREA.

PRUNING/TREE REMOVAL NOTES:

THE WORK TO BE COMPLETED UNDER THIS PROJECT SHALL CONSIST OF TREE REMOVAL AND TREE TRIMMING AS LISTED:

1. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE CREW OF PERSONNEL, EQUIPMENT, AND MATERIALS TO SAFELY AND EFFICIENTLY COMPLETE THE ASSIGNED WORK. EACH SUCH CREW SHALL INCLUDE AN INDIVIDUAL WHO SHALL BE DESIGNATED AS THE CREW SUPERVISOR, BE RESPONSIBLE FOR THE CREW'S ACTIVITIES, RECEIVE INSTRUCTION FROM THE OWNER OR THE OWNER'S REPRESENTATIVE, AND DIRECT THE CREW TO ACCOMPLISH SUCH WORK.
2. WHENEVER A TREE, WHICH IS NOT SCHEDULED TO BE REMOVED, MUST BE TRIMMED OR PRUNED, THE CONTRACTOR SHALL ENSURE THAT SUCH TRIMMING AND PRUNING IS CARRIED OUT UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST. ALL PRUNING AND TRIMMING SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF ANSI A300 "STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE".
3. UNLESS AS OTHERWISE DIRECTED BY THE OWNER, ROOT BALLS FROM TREES BEING REMOVED SHALL BE COMPLETELY REMOVED UNLESS THE ROOT REMOVAL CROSSES ONTO ADJACENT PROPERTIES OR WOULD COMPROMISE TREES BEING PRESERVED. IN THOSE CASES, THE STUMPS AND ROOTS SHALL BE GROUND DOWN A MINIMUM OF TWELVE (12) INCHES BELOW NORMAL GROUND LEVEL. LARGE HOLES FROM ROOT BALL REMOVAL SHALL BE REPLACED WITH COMPACTED STRUCTURAL FILL TO FINISHED GRADE.
4. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST GOVERNMENTAL SAFETY REGULATIONS. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ANSI Z133.1 "PRUNING, TRIMMING, REPAIRING, MAINTAINING AND REMOVING TREES AND CUTTING BRUSH-SAFETY REQUIREMENTS" WITH SPECIAL EMPHASIS GIVEN TO THE REQUIREMENT THAT ONLY QUALIFIED LINE-CLEARANCE TREE TRIMMERS BE ASSIGNED TO WORK WHERE A POTENTIAL ELECTRICAL HAZARD EXISTS.
5. THE CONTRACTOR SHALL MAKE ALL THE NECESSARY ARRANGEMENTS WITH ANY UTILITY THAT MUST BE PROTECTED OR RELOCATED IN ORDER TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF THE OPERATING CONDITION OF ALL ACTIVE UTILITIES WITHIN THE AREA OF CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO EXISTING UTILITIES.
6. ANY MATERIAL RESULTING FROM THE TRIMMING OR REMOVAL OF ANY TREES SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO DISPOSE OF.
7. HAZARDOUS TREE REPORTING: ANY PERSON ENGAGED IN TRIMMING OR PRUNING WHO BECOMES AWARE OF A TREE OF DOUBTFUL STRENGTH, THAT COULD BE DANGEROUS TO PERSONS AND PROPERTY, SHALL REPORT SUCH TREE(S) TO THE OWNER OR THE OWNER'S REPRESENTATIVE. SUCH TREES SHALL INCLUDE THOSE THAT ARE OVER MATURE, DISEASED, OR SHOWING SIGNS OF DECAY OR OTHER STRUCTURAL WEAKNESS.
8. DAMAGES: ANY DAMAGE CAUSED BY THE CONTRACTOR, INCLUDING, BUT NOT LIMITED TO, BROKEN SIDEWALK, CURB, RUTTED LAWN, BROKEN WATER SHUT-OFFS, WIRE DAMAGE, BUILDING DAMAGE, STREET DAMAGE, ETC., WILL BE REPAIRED OR REPLACED IN A TIMELY MANNER, TO THE OWNER'S SATISFACTION, AND ALL COSTS PAID BY THE CONTRACTOR.
9. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION AREA SHALL BE ACCOMPLISHED WITH HAND OPERATED EQUIPMENT.
10. TREES TO BE REMOVED SHALL BE FELLED SO AS TO FALL AWAY FROM OPTIMAL TREE ROOT PROTECTION ZONES AND TO AVOID PULLING AND BREAKING OF ROOTS TO REMAIN. DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREES DESIGNATED FOR RETENTION.
11. ALL DOWNED BRUSH AND TREES SHALL BE REMOVED FROM THE TREE PROTECTION AREA EITHER BY HAND OR WITH EQUIPMENT STAGED OUTSIDE OF THE TREE PROTECTION AREA. EXTRACTION SHALL OCCUR BY LIFTING THE MATERIAL OUT, NOT BY SKIDDING IT ACROSS THE GROUND.
12. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER TREE PROTECTION AREA, A ROADBED OF STEEL PLATES, OR 6 INCHES OF MULCH, OR 6 INCHES OF GRAVEL SHALL BE PLACED TO PREVENT SOIL COMPACTION IF DETERMINED NECESSARY BY THE PROJECT ARBORIST. THE ROADBED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6-INCH DEPTH.
13. PRUNING: THE CONTRACTOR SHALL CONSULT WITH THE PROJECT ARBORIST PRIOR TO ANY PRUNING ACTIVITIES NECESSARY FOR CONSTRUCTION ACTIVITIES. ALL PRUNING ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH ANSI A300 PRUNING STANDARDS. PRUNING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
14. CUT BRANCHES AND ROOTS WITH SHARP PRUNING INSTRUMENTS THAT DO NOT CHOP OR TEAR.
15. AT THE COMPLETION OF CONSTRUCTION, ALL TREES SHOULD ONCE AGAIN BE EVALUATED. LAND CLEARING AND REMOVAL OF ADJACENT TREES CAN EXPOSE PREVIOUSLY UNSEEN DEFECTS AND OTHERWISE HEALTHY TREES CAN BE DAMAGED DURING CONSTRUCTION.

CERTIFIED ARBORIST ISA
BRUCE R. BALDWIN
CERTIFICATE NUMBER: PN-6008A
EXPIRATION DATE: 12/31/22

APPROVED
CONSTRUCTION PLANS
(See email letter approval for any conditions)
City of Sherwood
Engineering Division
Date: 12/2/22

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

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

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC.
SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 2S 1 29BC
TAX LOT 1000

TREE PRESERVATION AND REMOVAL TABLE

DESIGNED BY:	JDS
DRAWN BY:	JDS
CHECKED BY:	JPC
SCALE:	AS NOTED
DATE:	07/03/2018

REVISIONS

JOB NUMBER 5656

SHEET C032

AKS DRAWING FILE: 5656 C025 TREE TABLE.DWG | LAYOUT: C032

Exhibit Q: Legal Descriptions and Reduced Copy of Property Line Adjustment Plan

AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com
AKS Job #5656-02
OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

LOT 1

Adjusted Description

A tract of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of Lot 1 of the plat "Parkway Village South", Washington County Plat Records, said point also being on the south right-of-way line of SW Century Drive (31.00 feet from centerline); thence South 03°56'24" East along the east line of said Lot 1, 293.64 feet; thence leaving said east line North 88°38'14" West, 408.59 feet to a point on a line which is parallel with and 42.50 feet westerly of, when measured at right angles to, the west line of said Lot 1; thence North 01°21'46" East along said parallel line, 285.71 feet to the south right-of-way line of said SW Century Drive; thence South 88°29'30" East along said south right-of-way line, 280.98 feet; thence continuing along said south right-of-way line on a curve to the left with a Radius of 431.00 feet, a Delta of 05°27'23", a Length of 41.04 feet, and a Chord of North 88°46'48" East, 41.03 feet; thence continuing along said south right-of-way line North 86°03'07" East, 59.74 feet to the Point of Beginning.

Contains 2.596 acres, more or less.

4/6/2022

AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com
AKS Job #5656-02
OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

LOT 2

Adjusted Description

A tract of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Beginning at the most easterly corner of Lot 1 of the plat "Parkway Village South", Washington County Plat Records, said point also being on the northwesterly line of Tract 'A' of the plat "Langer Farms", Washington County Plat Records; thence tracing said northwesterly line along the following six (6) courses: South 62°02'52" West, 20.72 feet; North 40°45'56" West, 22.17 feet; South 73°35'05" West, 225.17 feet; South 82°09'35" West, 29.88 feet; South 59°23'32" West, 99.81 feet; and South 22°23'05" West, 109.00 feet to the southeasterly corner of Lot 2 of said "Parkway Village South" plat; thence North 88°38'14" West along the south line of said Lot 2 and its westerly extension, 171.64 feet to a point on a line which is parallel with and 16.00 feet westerly of, when measured at right angles to, the west line of said Lot 2; thence North 01°21'46" East along said parallel line, 339.61 feet; thence leaving said parallel line South 88°38'14" East, 408.59 feet to the easterly line of Lot 1 of said "Parkway Village South" plat; thence tracing the easterly line of said Lot 1 along the following three (3) courses: South 03°56'24" East, 30.33 feet; South 63°57'26" East, 153.77 feet; and South 40°46'30" East, 31.53 feet to the Point of Beginning.

Contains 2.690 acres, more or less.

4/6/2022

AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com
AKS Job #5656-02
OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

LOT 3

Adjusted Description

A tract of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of Lot 3 of the plat "Parkway Village South", Washington County Plat Records, said point also being on the east right-of-way line of SW Langer Farms Parkway (39.00 feet from centerline); thence North 01°21'46" East along said east right-of-way line, 324.82 feet to the southwest corner of Lot 4 of said "Parkway Village South" plat; thence South 88°38'14" East along the south line of said Lot 4, 136.06 feet to the southeast corner of said Lot 4; thence tracing the easterly line of said Lot 4 along the following five (5) courses: North 11°21'46" East, 87.52 feet; South 88°38'14" East, 62.85 feet; North 01°21'46" East, 137.88 feet; South 88°38'14" East, 68.00 feet; and North 01°21'46" East, 177.75 feet to the southwest corner of Lot 5 of said "Parkway Village South" plat; thence South 88°38'14" East along the south line of said Lot 5, 258.00 feet to a point on a line which is parallel with and 42.50 feet westerly of, when measured at right angles to, the west line of Lot 1 of said "Parkway Village South" plat; thence South 01°21'46" West along said parallel line, 503.43 feet to the westerly extension of the south line of Lot 2 of said "Parkway Village South" plat; thence South 88°38'14" East along said westerly extension and the south line of said Lot 2, 171.64 feet to the most easterly corner of Lot 3 of said "Parkway Village South" plat; thence South 49°23'05" West along the easterly line of said Lot 3, 266.11 feet; thence continuing along said easterly line South 10°37'14" West, 45.82 feet to the southeast corner of said Lot 3; thence North 88°38'14" West along the south line of said Lot 3, 506.55 feet to the Point of Beginning.

Contains 7.163 acres, more or less.

4/6/2022

AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com
AKS Job #5656-02
OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

LOT 5

Adjusted Description

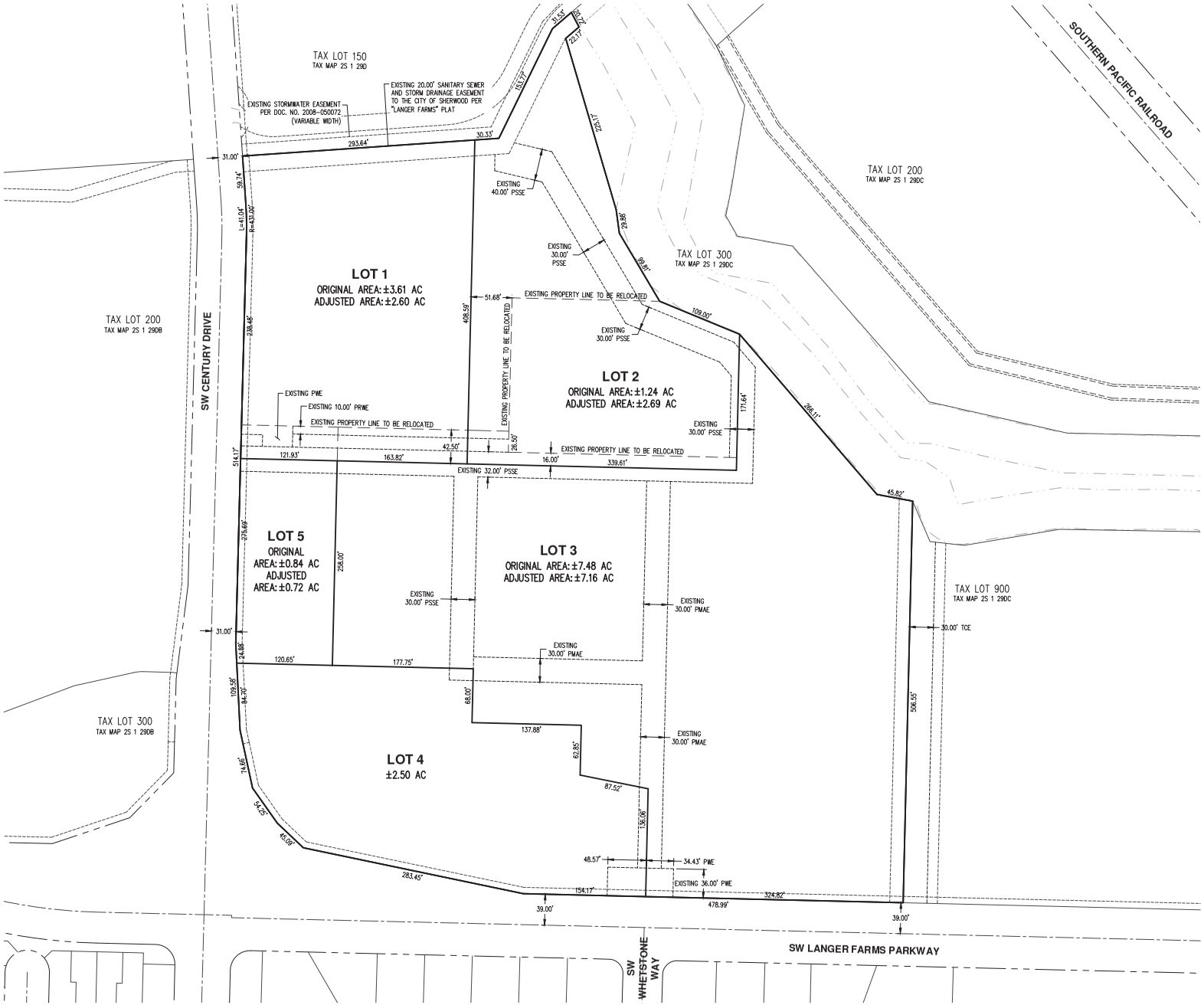
A tract of land located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, and being more particularly described as follows:

Beginning at the northwest corner of Lot 5 of the plat "Parkway Village South", Washington County Plat Records, said point also being on the south right-of-way line of SW Century Drive (variable width from centerline); thence North 87°08'13" East along said south right-of-way line, 24.88 feet to an angle point in said south right-of-way line (31.00 feet from centerline); thence continuing along said south right-of-way line South 88°29'30" East, 233.19 feet to a point on a line which is parallel with and 42.50 feet westerly of, when measured at right angles to, the west line of Lot 1 of said "Parkway Village South" plat; thence South 01°21'46" West along said parallel line, 121.89 feet to the south line of said Lot 5; thence North 88°38'14" West along said south line, 258.00 feet to the southwest corner of said Lot 5; thence North 01°21'46" East along the west line of said Lot 5, 120.65 feet to the Point of Beginning.

Contains 31,509 square feet (0.723 acres), more or less.

4/6/2022

Exhibit A



EASEMENT LEGEND	
PRIVATE WATER EASEMENT	PRWE
PUBLIC MAINTENANCE ACCESS EASEMENT FOR BENEFIT OF THE CITY OF SHERWOOD	PMAE
PUBLIC SANITARY SEWER AND STORM DRAINAGE EASEMENT FOR BENEFIT OF THE CITY OF SHERWOOD	PSSE
PUBLIC UTILITY EASEMENT	PUE
PUBLIC WATER EASEMENT	PWE
TEMPORARY CONSTRUCTION EASEMENT	TCE

NOTE:
THE PURPOSE OF THIS PRELIMINARY PROPERTY LINE ADJUSTMENT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS. THIS IS NOT AN OFFICIAL PROPERTY LINE ADJUSTMENT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

SCALE: 1" = 60 FEET

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NUMBER:	5656-02
DATE:	04/01/2022
DESIGNED BY:	APC
DRAWN BY:	LAH
CHECKED BY:	JPC

P03

AKS DRAWING FILE: 5656-02 PLANNING | LAYOUTS: P03

Exhibit R [NEW]:
Parkway Village South Modification Explanation

MODIFICATION CALCULATIONS (EXHIBIT R)

Tree Canopy Calculations

Trees in Modified Project Area

Type of Tree	Quantity	Canopy Per Unit (sf)	Total Canopy		Size
HTD	3	±314	±942	sf	small
SO	8	±1,257	±10,056	sf	Large
VC	21	±177	±3,717	sf	Small
LP	21	±1,257	±26,397	sf	Large
MH	2	±1,257	±2,514	sf	Large
GVZ	2	±1,134	±2,268	sf	Large
		Total	±45,894	sf	

Tree quantities based on MMSP 18-08 Minor Modification Landscape Plans. See provided exhibits for additional information.

Total Tree Canopy Provided in MMSP 18-08 Minor Mod Plans	±184,786	sf	
Tree Canopy in Modified Project Area for LU 2022-012	±45,894	sf	
Unmodified Tree Canopy Area	±138,892	sf	
Total Tree Canopy Provided with LU 2022-012	±75,080	sf	
Total Tree Canopy After LU 2022-012 (Unmodified + New)	**±213,972**	**sf**	
Approximate Total Site Area (Full Parkway Village South Lots 1-5)	±682,585	sf	(±15.67 acres)

Required Tree Canopy (30% Site Area)	**±204,776**	**sf**
Parkway Village South will provide a total of ±213,972 sf of canopy exceeding the ±204,776 sf required.		

Total Landscape Area Calculations

Landscape Areas in Modified Project Area

Parking Lot Interior	±1,684	sf
Parking Lot Perimeter	±582	sf
Site Buffer	±56	sf
Other Site Landscaping	±2,437	sf
Total:	±4,760	sf

Landscape quantities based on MMSP 18-08 Minor Modification Landscape Plans. See provided exhibits for additional information.

Total Landscape Area Provided in MMSP 18-08 Minor Mod Plans	±81,854	sf	
Landscape Area in Modified Project Area for LU 2022-012	±4,760	sf	
Unmodified Landscape Area	±77,094	sf	
Total Landscaping Provided with Project LU 2022-012	±63,883	sf	
Total Landscaping After LU 2022-012 (Unmodified + New)	**±140,977**	**sf**	
Approximate Total Site Area (Full Parkway Village South Lots 1-5)	±682,585	sf	(15.67 acres)

Percent of Total Site Area Provided as Landscaping	**21%**
Parkway Village South will provide a total of ±140,977 sf of landscaping area.	

Parking Landscape Area Calculations

Landscape Areas in Modified Project Area

Parking Lot Interior	±1,684	sf
Parking Lot Perimeter	±582	sf
Total:	±2,266	sf

Parking Landscape quantities based on MMSP 18-08 Minor Modification Landscape Plans. See provided exhibits for additional information.

Total Parking Landscape Area Provided in MMSP 18-08 Minor Mod Plans	±35,307	sf
Parking Landscape Area in Modified Project Area for LU 2022-012	±2,266	sf
Unmodified Parking Landscape Area	±33,041	sf
Total Parking Landscaping Provided with Project LU 2022-012	±6,067	sf
Total Parking Landscaping After LU 2022-012 (Unmodified + New)	**±39,108**	**sf**

Number of Parking Stalls Provided in MMSP 18-08 Minor Mod Plans	444
Number of Parking Stalls in Modified Project Area for LU 2022-012	41
Number of Unmodified Parking Stalls	403
Total Number of Parking Stalls Provided with Project LU 2022-012	118
Total Number of Parking Stalls After LU 2022-012 (Unmodified + New)	**521**

Required Parking Lot Landscaping (45 sf per stall)	**±23,445**	**sf**
Parkway Village South will provide a total of ±39,108 sf of parking lot landscaping exceeding the ±23,445 sf required.		

Large Tree Calculations

Number of Large Trees Provided in MMSP 18-08 Minor Mod Plans	132	
Number of Large Trees in Modified Project Area for LU 2022-012	33	
Unmodified Number of Large Trees	99	
Total Number of Large Trees Provided with Project LU 2022-012	56	
Total Number of Large Trees After LU 2022-012 (Unmodified + New)	**155**	
Total Number of Parking Stalls After LU 2022-012	**521**	(Stalls Calculated In Section Above)

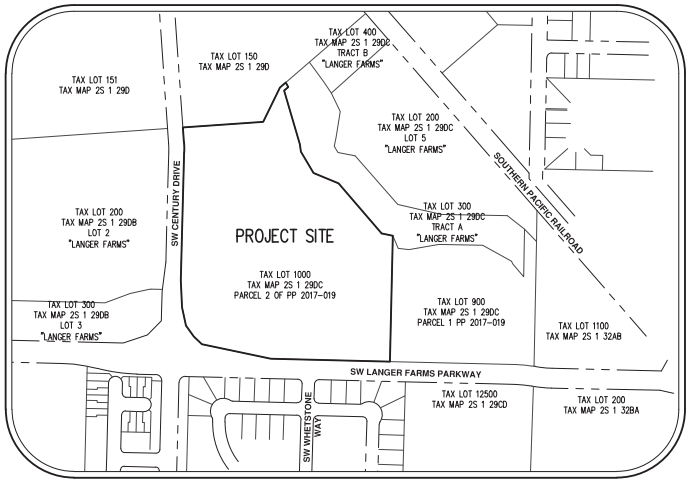
Required Number of Large Trees (1 tree per 4 parking stalls)	**130**
Parkway Village South will provide a total of 155 large trees exceeding the 130 required.	

Exhibit A

PARKWAY VILLAGE SOUTH

SUBDIVISION AND SITE PLAN REVIEW
MINOR MODIFICATION PLANS

VICINITY MAP
NTS



SITE MAP
1"=250'

LEGEND

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

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

SHEET INDEX

P01 COVER SHEET WITH VICINITY AND SITE MAPS
P02 EXISTING CONDITIONS
P03 PRELIMINARY SUBDIVISION PLAT
P04 PRELIMINARY DIMENSIONED CIVIL SITE PLAN
P05 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P06 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
P07 PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN
P08 PRELIMINARY STORM DRAINAGE PLAN
P09 PRELIMINARY COMPOSITE UTILITY PLAN
P10 PRELIMINARY TRANSPORTATION CIRCULATION PLAN

PLANNING/CIVIL ENGINEERING/ SURVEYING FIRM:
AKS ENGINEERING & FORESTRY, LLC.
CONTACT: JOHN P. CHRISTIANSEN, PE
12965 SW HERMAN RD STE 100
TUALATIN, OR 97062
P: (503) 563-6151
F: (503) 563-6152

PROJECT LOCATION:
TAX LOT 1000 WASHINGTON COUNTY ASSESSOR'S MAP 2S 1 29DC (PARCEL 2 OF PP-2017-019) LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON.

SITE AREA:
±15.67 ACRES

PROPERTY DESCRIPTION:
SOUTHEAST CORNER OF SW CENTURY DRIVE & SW LANGER FARMS PARKWAY IN SHERWOOD, OREGON.

EXISTING LAND USE:
VACANT FIELD

PROJECT PURPOSE:
COMPLETION OF A PORTION OF PHASE 8 OF THE LANGER FAMILY PUD.

VERTICAL DATUM:
ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 103, A BRASS DISK IN CONCRETE AT THE SW CORNER OF THE INTERSECTION OF SW TUALATIN-SHERWOOD ROAD AND THE RAILROAD CROSSING, APPROXIMATELY 1.1 MILE EAST OF SIX CORNERS. WITH A NGVD 29 ELEVATION OF 171.38 FEET.

THE MODIFICATION CALCULATIONS WITHIN EXHIBIT R ARE PUBLISHED FROM THIS APPROVED MINOR MODIFICATION PLAN SET(LOCAL FILE NO. MMSP18-08)

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

PARKWAY VILLAGE SOUTH
LANGER FAMILY LLC.
SHERWOOD OREGON
WASHINGTON COUNTY TAX MAP 2S 1 29DC
TAX LOT 1000

COVER SHEET WITH VICINITY AND SITE MAPS

DESIGNED BY: JDS
DRAWN BY: JDS
CHECKED BY: JPC
SCALE: AS NOTED
DATE: 11/14/2018

REGISTERED PROFESSIONAL ENGINEER
OREGON
JANUARY 19, 2007
JOHN P. CHRISTIANSEN
RENEWAL DATE: 12/31/19

NOT FOR CONSTRUCTION

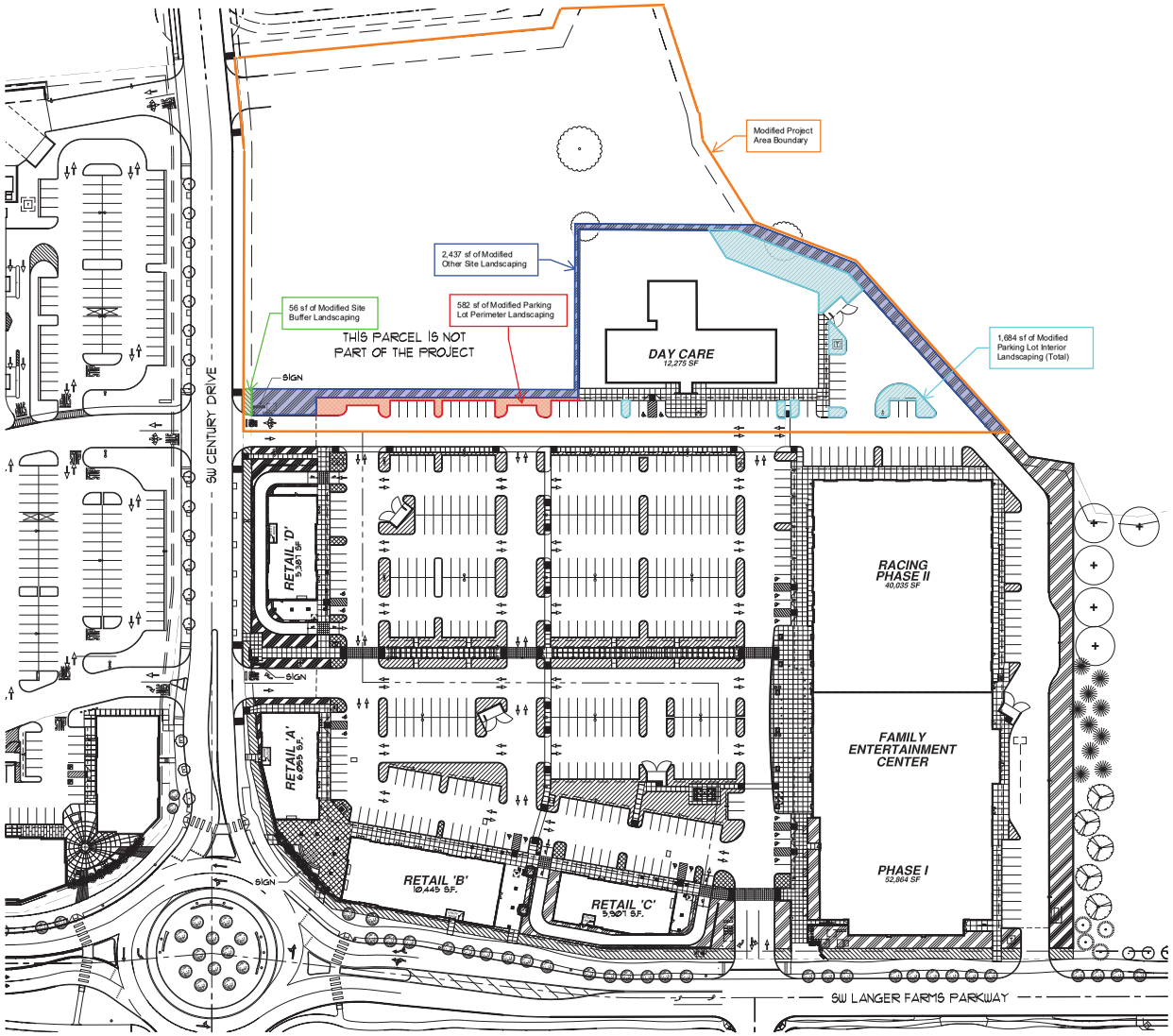
REVISIONS

JOB NUMBER
5656

SHEET
P01

AKS DRAWING FILE: 5656 P01 COVERLINE | LAYOUT: P01

Exhibit A



TOTAL SITE AREA :	523,112 S.F.
TOTAL BUILDING AREA :	132,988 S.F.
10% LANDSCAPE REQ'D :	52,312 S.F.
PROPOSED LANDSCAPING :	
PARKING AREA :	35,129 S.F.
OTHER AREAS :	36,671 S.F.
BUFFERS :	10,401 S.F.
TOTAL SITE LANDSCAPE :	82,200 S.F.
PERCENT OF SITE :	15.7%
PARKING STALLS :	443
PARKING STALL RATIO :	
443 / 132,988 =	3.33 PER 1000 S.F.
PARKING LANDSCAPE AREA PER STALL :	
45 S.F. x 443 =	19,935 S.F.
35,129 S.F. / 443 =	79.30 S.F.

NOTES:

CAR BUMPER OVERHANGS ARE COUNTED IN PARKING AREA LANDSCAPING.

LEGEND

PARKING LOT INTERIOR LANDSCAPING = 30,501 S.F.	Area in Modified Project Boundary = 1,684 sf	Unmodified Area = 28,817 sf
PARKING LOT PERIMETER LANDSCAPING = 4,628 S.F.	Area in Modified Project Boundary = 582 sf	Unmodified Area = 4,046 sf
SITE BUFFER LANDSCAPING = 10,401 S.F.	Area in Modified Project Boundary = 582 sf	Unmodified Area = 9,819 sf
OTHER SITE LANDSCAPING = 36,671 S.F.	Area in Modified Project Boundary =2,437 sf	Unmodified Area = 34,234 sf
PARKING LOT EXTENTS		

TILAND / SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8517
FAX (503) 220-8518

LANDSCAPE CALCULATIONS

07-14-2018 1" = 60'-0" UPDATED 10-12-2018

PARKWAY VILLAGE SOUTH

LANGER FAMILY LLC

NORTH

SPL 1.505

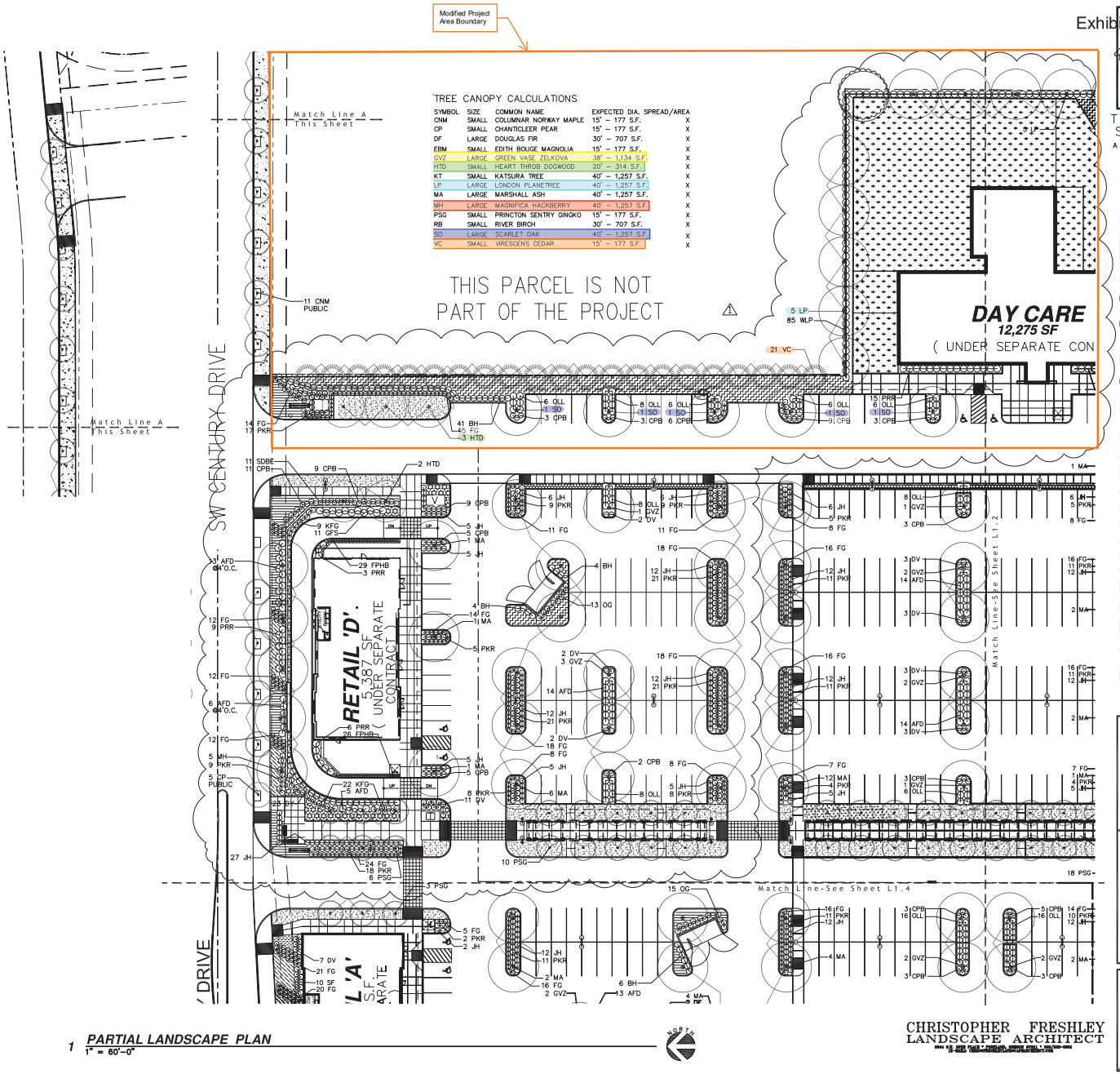
LU 2022-012 Appeal
Attachment 3

Exhibit A

LANDSCAPE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS	QUANTITY
TREES					
CNM	Columnar Norway Maple Acer platanoides 'Columnar'	2" Cal.	as shown	PUBLIC STREET TREES	11
CP	Chanticleer Pear Pyrus calleryana 'Chanticleer'	2" Cal.	as shown	PUBLIC STREET TREES	6
DF	Douglas Fir Pseudotsuga menziesii	10'-12'	20' o.c.	Full, no sheared trees	22
EBM	Edith Bouge Magnolia Magnolia grandiflora 'Edith Bouge'	3" Cal.	20' o.c.	specimen	13
GVZ	Green Vase Zelkova Zelkova serrata 'Green Vase'	2" Cal.	as shown		22
HTD	Heart Throb Dogwood Cornus kousa 'Schmred'	3" Cal.	25' o.c.	6' branching, matched set	5
KT	Katsura Tree Cercidiphyllum japonicum	3" Cal.	as shown		4
LP	London Planetree Platanus acerifolia 'Bloodgood'	2" Cal.	as shown		23
MA	Marshall Ash Fraxinus pennsylvanica 'Marshall'	2" Cal.	as shown		41
MH	Magnifica Hackberry Celtis 'Magnifica'	2" Cal.	as shown		16
PSG	Princton Sentry Gingko Gingko biloba 'Princton Sentry'	2.5" Cal.	as shown		37
RB	River Birch Betula nigra	2.5" Cal.	20' o.c.		11
SO	Scarlet Oak Quercus coccinea	2.5" Cal.	40' o.c.		8
VC	Virescens Cedar Thuja plicata 'Virescens'	10'-12'	15' o.c.		43
SHRUBS					
AFD	Artic Fire Dogwood Cornus sericea 'Artic Fire'	5 Gal.	4' o.c.	Full & Bushy	94
BE	Boxleaf Euonymus Euonymus japonicus 'Microphyllus'	5 Gal.	3' o.c.	Full & Bushy	81
BH	Blue Holly Ilex meserveae 90% Blue Girl -10% Blue Boy	5 Gal.	3.5' o.c.	Full & Bushy	66
BW	Boxwood Buxus 'Green Mountain'	5 Gal.	2.5' o.c.	Full & Bushy	14
CPB	Crimson Pygmy Barberry Berberis thumbergii	5 Gal.	3' o.c.	Full & Bushy	159
DV	David Viburnum Viburnum davidii	5 Gal.	3' o.c.	Full & Bushy	245
DY	Dense Yew Taxus densiformis	5 Gal.	3.5' o.c.	Full & Bushy	56
FPHB	Fire Power Heavenly Bamboo Nandina domestica 'Fire Power'	3 Gal.	1.5' o.c.	Full & Bushy	97
FG	Fountian Grass Pennisetum alopecuroides 'Hameln'	1 Gal.	2.5' o.c.		1,093
GFS	Gold Flame Spirea Spirea bumalda 'Gold Flame'	5 Gal.	3.5' o.c.	Full & Bushy	94
HB	Heavenly Bamboo Nandina domestica 'Sienna Sunrise'	5 Gal.	3' o.c.	Full & Bushy	22
JH	Japanese Holly Ilex crenata 'Convexa'	5 Gal.	3' o.c.	Full & Bushy	449
KFG	Karl Foerster Feather Reed Grass Calamagrostis arundifolia 'Karl Foerster'	1 Gal.	3' o.c.	Full & Bushy	62
OH	Oakleaf Hydrangea Hydrangea quercifolia	5 Gal.	5' o.c.	Full & Bushy	19
OG	Oregon Grape Mahonia aquifolium	5 Gal.	3' o.c.	Full & Bushy	39
OLL	Otto Luyken Laurel Prunus laurocerasus 'Otto Luyken'	5 Gal.	4' o.c.	Full & Bushy	136
PKR	Pink Knockout Rose Rosa radcon 'Pink'	2 Gal.	3' o.c.	Full & Bushy	498
PRR	Purple Rock Rose Cistus purpureus	5 Gal.	4' o.c.	Full & Bushy	51
SDBE	Sunny Delight Boxleaf Euonymus Euonymus japonicus 'Sunny Delight'	5 Gal.	2.5' o.c.	Full & Bushy	79
SF	Scarletta Fetterbush Leucothoe fontanesiana 'Zebilia'	5 Gal.	3' o.c.	Full & Bushy	86
WLP	Waxleaf Privet Ligustrum texanum	5 Gal.	3.5' o.c.	Full & Bushy	94
GROUNDCOVER					
	Emerald Carpet Common Bearberry Arctostaphylos uva-ursi 'Emerald Carpet	1 Gal.	18" o.c.		
	Bearberry Cotoneaster Cotoneaster dammeri	1 Gal.	24" o.c.		
	Big Blue Lily Turf Liriope muscari 'Big Blue'	4" POT	12" o.c.		
	Ice Dance Carex Carex morrowii 'Ice Dance	4" POT	12" o.c.		
	Creeping Oregon Grape Mahonia repens	2 Gal.	18" o.c.		
	St. John's Wort Hypericum calycinium	4" POT	12" o.c.		
	Blue Oat Grass Helictotrichon sempervirens	1 Gal.	24" o.c.		
	Purple Leaf Wintercreeper Euonymus fortunei 'Colorata'	1 Gal.	18" o.c.		
	Sod Lawn - RTF SOD as available from Kuenzi Turf, Salem, Or. 1 800 285-8337				
	Playground material to be determined				
	Existing Trees To Remain				
	Existing Trees To Be Removed				

NOTES
1. Installation must fully comply with all City of Sherwood landscape code requirements and any conditions of approval.
2. Plant spacing as per legend above except where noted otherwise on plans.
3. Provide specified root barriers whenever edge of root ball is within 5' of sidewalk, curb, and retaining walls. Install as specified and detailed. Do not undermine sidewalk, curb or utilities.
4. Submit representative sample of all proposed plant material for use on project for review/approval by landscape architect prior to installation. Provide samples at project site.
5. Layout and stake all landscape tree and shrub plantings for review/approval by landscape architect prior to planting.
6. Topsoil testing required as specified.
7. Receive approval of sub grade prior to topsoil placement.
8. Deposit Topsoil as follows: 18" minimum in planting beds, 6" minimum in lawn area, add more as required to meet finish civil grades. Berm all planting islands a minimum of 6" as measured from top of adjacent curb or sidewalk.
9. Receive approval of final finish landscape grade prior to any planting.
10. Provide jute erosion control netting on all slopes 3:1 and greater. See civil grading plans.
11. When shrubs/trees are planted as a group, shrubs/trees in group must be consistent in size and form.
12. Repair/restore damage to any existing landscape caused by construction to pre damage condition and satisfaction of owner.
13. Plant quantities listed in the legend above are required by the jurisdiction. If a discrepancy exists between the legend quantities above and the plan quantities, the plans shall prevail.



1 **PARTIAL LANDSCAPE PLAN**
1" = 60'-0"

REGISTERED 74 CHRISTOPHER A. FRESHLEY OREGON LANDSCAPE ARCHITECT

TILAND / SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220-8517
FAX (503) 220-8518

PARKWAY VILLAGE SOUTH
SW CENTURY DRIVE AND SW LANGER FARMS PARKWAY
SHERWOOD, OREGON 97140
LANGER FAMILY LLC

PROJECT NO. 16198
DATE : 2.5.18
DRAWN BY : CF
CHECKED BY : JF

REVISIONS
⚠ 10.12.18

LANDSCAPE PLAN_10.24.18

L 1.1

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT

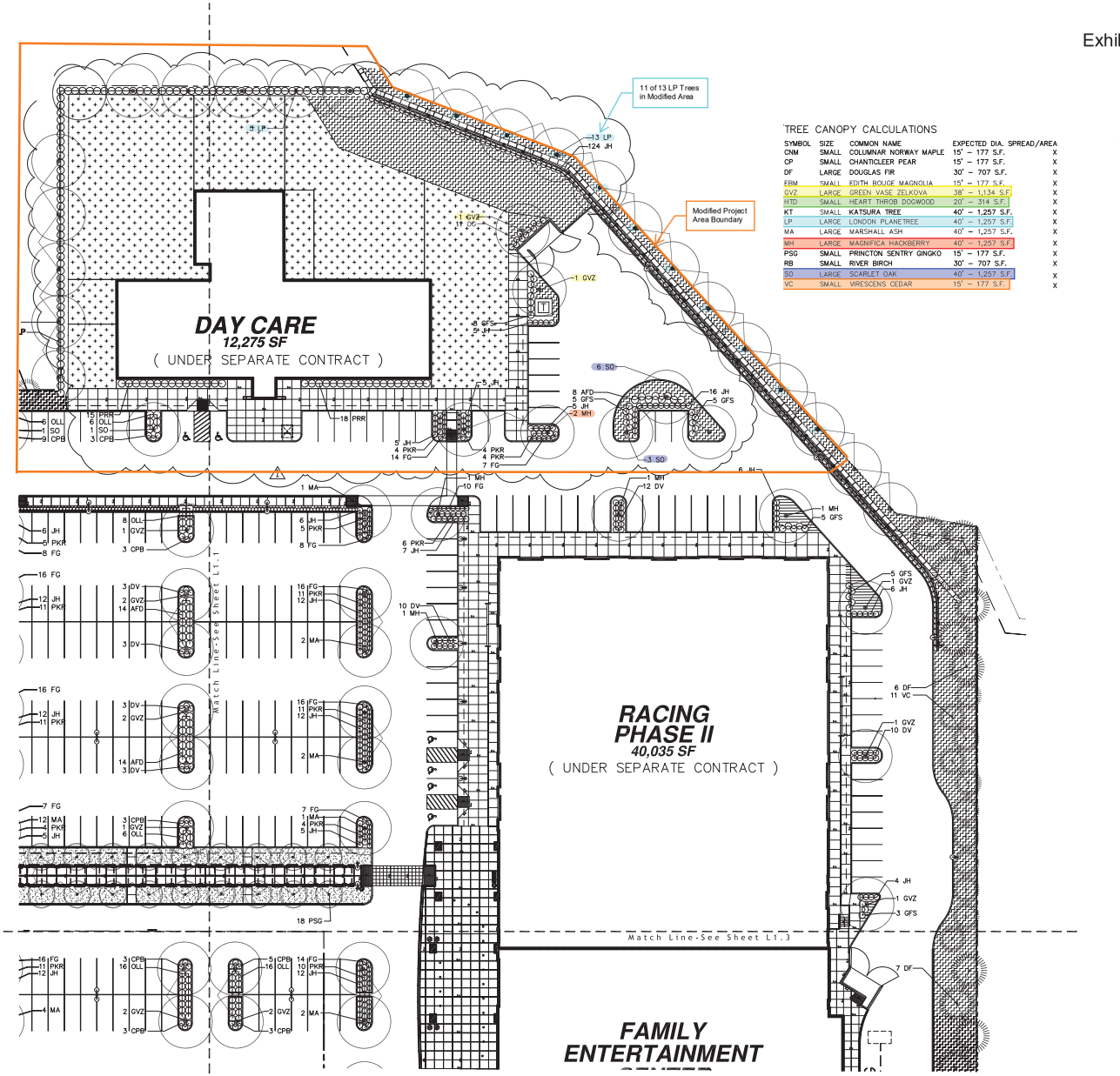
LU 2022-012 Appeal
Attachment 3

Exhibit A

LANDSCAPE LEGEND

SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS	QUANTITY
TREES					
CNM	Columnar Norway Maple *Acer platanoides 'Columnar'*	2" Cal.	as shown	PUBLIC STREET TREES	11
CP	Chanticleer Pear *Pyrus calleryana 'Chanticleer'*	2" Cal.	as shown	PUBLIC STREET TREES	6
DF	Douglas Fir *Pseudotsuga menziesii*	10'–12'	20' o.c.	Full, no sheared trees	22
EBM	Edith Bouge Magnolia *Magnolia grandiflora 'Edith Bouge'*	3" Cal.	20' o.c.	specimen	13
GVZ	Green Vase Zelkova *Zelkova serrata 'Green Vase'*	2" Cal.	as shown		22
HTD	Heart Throb Dogwood *Cornus kousa 'Schmred'*	3" Cal.	25' o.c.	6' branching, matched set	5
KT	Katsura Tree *Cercidiphyllum japonicum*	3" Cal.	as shown		4
LP	London Planetree *Platanus acerifolia 'Bloodgood'*	2" Cal.	as shown		23
MA	Marshall Ash *Fraxinus pennsylvanica 'Marshall'*	2" Cal.	as shown		41
MH	Magnifica Hackberry *Celtis 'Magnifica'*	2" Cal.	as shown		16
PSG	Princton Sentry Gingko *Gingko biloba 'Princton Sentry'*	2.5" Cal.	as shown		37
RB	River Birch *Betula nigra*	2.5" Cal.	20' o.c.		11
SO	Scarlet Oak *Quercus coccinea*	2.5" Cal.	40' o.c.		8
VC	Virescens Cedar *Thuja plicata 'Virescens'*	10'–12'	15' o.c.		43
SHRUBS					
AFD	Artic Fire Dogwood *Cornus sericea 'Artic Fire'*	5 Gal.	4' o.c.	Full & Bushy	94
BE	Boxleaf Euonymus *Euonymus japonicus 'Microphyllus'*	5 Gal.	3' o.c.	Full & Bushy	81
BH	Blue Holly *Ilex meserveae 90% Blue Girl –10% Blue Boy*	5 Gal.	3.5' o.c.	Full & Bushy	66
BW	Boxwood *Buxus 'Green Mountain'*	5 Gal.	2.5' o.c.	Full & Bushy	14
CPB	Crimson Pygmy Barberry *Berberis thumbergii*	5 Gal.	3' o.c.	Full & Bushy	159
DV	David Viburnum *Viburnum davidii*	5 Gal.	3' o.c.	Full & Bushy	245
DY	Dense Yew *Taxus densiformis*	5 Gal.	3.5' o.c.	Full & Bushy	56
FPHB	Fire Power Heavenly Bamboo *Nandina domestica 'Fire Power'*	3 Gal.	1.5' o.c.	Full & Bushy	97
FG	Fountian Grass *Pennisetum alopecuroides 'Hameln'*	1 Gal.	2.5' o.c.		1,093
GFS	Gold Flame Spirea *Spirea bumalda 'Gold Flame'*	5 Gal.	3.5' o.c.	Full & Bushy	94
HB	Heavenly Bamboo *Nandina domestica 'Sienna Sunrise'*	5 Gal.	3' o.c.	Full & Bushy	22
JH	Japanese Holly *Ilex crenata 'Convexa'*	5 Gal.	3' o.c.	Full & Bushy	449
KFG	Karl Foerster Feather Reed Grass *Calamagrostis arundifolia 'Karl Foerster'*	1 Gal.	3' o.c.	Full & Bushy	62
OH	Oakleaf Hydrangea *Hydrangea quercifolia*	5 Gal.	5' o.c.	Full & Bushy	19
OG	Oregon Grape *Mahonia aquifolium*	5 Gal.	3' o.c.	Full & Bushy	39
OLL	Otto Luyken Laurel *Prunus laurocerasus 'Otto Luyken'*	5 Gal.	4' o.c.	Full & Bushy	136
PKR	Pink Knockout Rose *Rosa radcon 'Pink'*	2 Gal.	3' o.c.	Full & Bushy	498
PRR	Purple Rock Rose *Cistus purpureus*	5 Gal.	4' o.c.	Full & Bushy	51
SDBE	Sunny Delight Boxleaf Euonymus *Euonymus japonicus 'Sunny Delight'*	5 Gal.	2.5' o.c.	Full & Bushy	79
SF	Scarletta Fetterbush *Leucothoe fontanesiana 'Zeblid'*	5 Gal.	3' o.c.	Full & Bushy	86
WLP	Waxleaf Privet *Ligustrum texanum*	5 Gal.	3.5' o.c.	Full & Bushy	94
GROUNDCOVER					
	Emerald Carpet Common Bearberry *Arctostaphylos uva-ursi 'Emerald Carpet'*	1 Gal.	18" o.c.		
	Bearberry Cotoneaster *Cotoneaster dammeri*	1 Gal.	24" o.c.		
	Big Blue Lily Turf *Liriope muscari 'Big Blue'*	4" POT	12" o.c.		
	Ice Dance Carex *Carex morrowii 'Ice Dance'*	4" POT	12" o.c.		
	Creeping Oregon Grape *Mahonia repens*	2 Gal.	18" o.c.		
	St. John's Wort *Hypericum calycinium*	4" POT	12" o.c.		
	Blue Oat Grass *Helictotrichon sempervirens*	1 Gal.	24" o.c.		
	Purple Leaf Wintercreeper *Euonymus fortunei 'Colorata'*	1 Gal.	18" o.c.		
	Sod Lawn – RTF SOD as available from Kuenzi Turf, Salem, Or. 1 800 285–8337				
	Playground material to be determined				
	Existing Trees To Remain				
	Existing Trees To Be Removed				

NOTES
1. Installation must fully comply with all City of Sherwood landscape code requirements and any conditions of approval.
2. Plant spacing as per legend above except where noted otherwise on plans.
3. Provide specified root barriers whenever edge of root ball is within 5' of sidewalk, curb, and retaining walls. Install as specified and detailed. Do not undermine sidewalk, curb or utilities.
4. Submit representative sample of all proposed plant material for use on project for review/ approval by landscape architect prior to installation. Provide samples at project site.
5. Layout and stake all landscape tree and shrub plantings for review/approval by landscape architect prior to planting.
6. Topsoil testing required as specified.
7. Receive approval of sub grade prior to topsoil placement.
8. Deposit Topsoil as follows: 18" minimum in planting beds, 6" minimum in lawn area, add more as required to meet finish civil grades. Berm all planting islands a minimum of 6" as measured from top of adjacent curb or sidewalk.
9. Receive approval of final finish landscape grade prior to any planting.
10. Provide jute erosion control netting on all slopes 3:1 and greater. See civil grading plans.
11. When shrubs/trees are planted as a group, shrubs/trees in group must be consistent in size and form.
12. Repair/restore damage to any existing landscape caused by construction to pre damage condition and satisfaction of owner.
13. Plant quantities listed in the legend above are required by the jurisdiction. If a discrepancy exists between the legend quantities above and the plan quantities, the plans shall prevail.



TREE CANOPY CALCULATIONS

SYMBOL	SIZE	COMMON NAME	EXPECTED DIA. SPREAD/AREA	
CNM	SMALL	COLUMNAR NORWAY MAPLE	15' – 177 S.F.	X
CP	SMALL	CHANTICLEER PEAR	15' – 177 S.F.	X
DF	LARGE	DOUGLAS FIR	30' – 707 S.F.	X
EBM	SMALL	EDITH BOUGE MAGNOLIA	15' – 177 S.F.	X
GVZ	LARGE	GREEN VASE ZELKOVA	38' – 1,134 S.F.	X
HTD	SMALL	HEART THROB DOGWOOD	20' – 314 S.F.	X
KT	SMALL	KATSURA TREE	40' – 1,257 S.F.	X
LP	LARGE	LONDON PLANETREE	40' – 1,257 S.F.	X
MA	LARGE	MARSHALL ASH	40' – 1,257 S.F.	X
MH	LARGE	MAGNIFICA HACKBERRY	40' – 1,257 S.F.	X
PSG	SMALL	PRINCTON SENTRY GINGKO	15' – 177 S.F.	X
RB	SMALL	RIVER BIRCH	30' – 707 S.F.	X
SO	LARGE	SCARLET OAK	40' – 1,257 S.F.	X
VC	SMALL	VIRESCENS CEDAR	15' – 177 S.F.	X

1 **PARTIAL LANDSCAPE PLAN**
1" = 30'–0"

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT

REGISTERED 74 CHRISTOPHER J. FRESHLEY OREGON LANDSCAPE ARCHITECT

TILAND / SCHMIDT
ARCHITECTS, P.C.
3611 S.W. HOOD AVE.
SUITE 200
PORTLAND, OR 97239
(503) 220–8517
FAX (503) 220–8518

PARKWAY VILLAGE SOUTH
SW CENTURY DRIVE AND SW LANGER FARMS PARKWAY
SHERWOOD, OREGON 97140
LANGER FAMILY LLC

PROJECT NO.
16198

DATE :
2.5.18
DRAWN BY :
CF
CHECKED BY :
JF

REVISIONS
⚠ 10.12.18

LANDSCAPE PLAN_10.24.18

L
587 1.2

LU 2022-012 Appeal
Attachment 3

Exhibit A

TREE CANOPY CALCULATIONS

COMMON NAME	SIZE	EXPECTED DIA. – SPREAD AREA	QTY.	CANOPY AREA
EDITH BOUGE MAGNOLIA	SMALL	15' – 177 S.F.	1	177 S.F.
GREEN VASE ZELKOVA	LARGE	38' – 1,134 S.F.	6	6,804 S.F.
HEART THROB DOGWOOD	SMALL	20' – 314 S.F.	7	2,198 S.F.
CHANTICLEER CALLERY PEAR	SMALL	15' – 177 S.F.	3	531 S.F.
LONDON PLANETREE	LARGE	40' – 1,257 S.F.	18	22,626 S.F.
MARSHALL SEEDLESS ASH	LARGE	40' – 1,257 S.F.	8	10,056 S.F.
DOUGLAS FIR	LARGE	30' – 707 S.F.	7	4,949 S.F.
EXISTING DOUGLAS FIR	LARGE	30' – (707 S.F. COUNTED TWICE) 1,414 S.F.	1	1,414 S.F.
MAGNIFICA HACKBERRY	LARGE	40' – 1,257 S.F.	13	16,341 S.F.
SCARLET OAK	LARGE	40' – 1,257 S.F.	4	5,028 S.F.
WESTERN RED CEDAR	SMALL	15' – 177 S.F.	19	3,363 S.F.
BOWHALL MAPLE	SMALL	15' – 177 S.F.	9	1,593 S.F.

TOTAL EXPECTED TREE CANOPY COVERAGE PROVIDED ±75,080 S.F.

TREE CANOPY REQUIRED: ±233,552 S.F. (NET SITE AREA) x 30% TREE CANOPY = ±70,066 S.F. AREA REQUIRED.

TREE CALCULATIONS
118 PARKING STALLS/4 = 29.5 "LARGE TREES" REQUIRED UNDER CODE
56 "LARGE TREES" PROVIDED IN WHICH 7 (12.5%) ARE CONIFERS
1 "LARGE TREE" TO BE PRESERVED
39 "SMALL TREES" PROVIDED IN WHICH 19 (48.7%) ARE CONIFERS
39 PERIMETER BUFFER TREES PROVIDED
95 TOTAL SITE TREES PROVIDED.
±63,883 S.F. LANDSCAPE AREA PROVIDED DIVIDED BY 95 SITE TREES = 1 TREE PER 672 S.F.
"LARGE TREES" AS PER CITY OF PORTLAND TREE AND LANDSCAPING MANUAL.

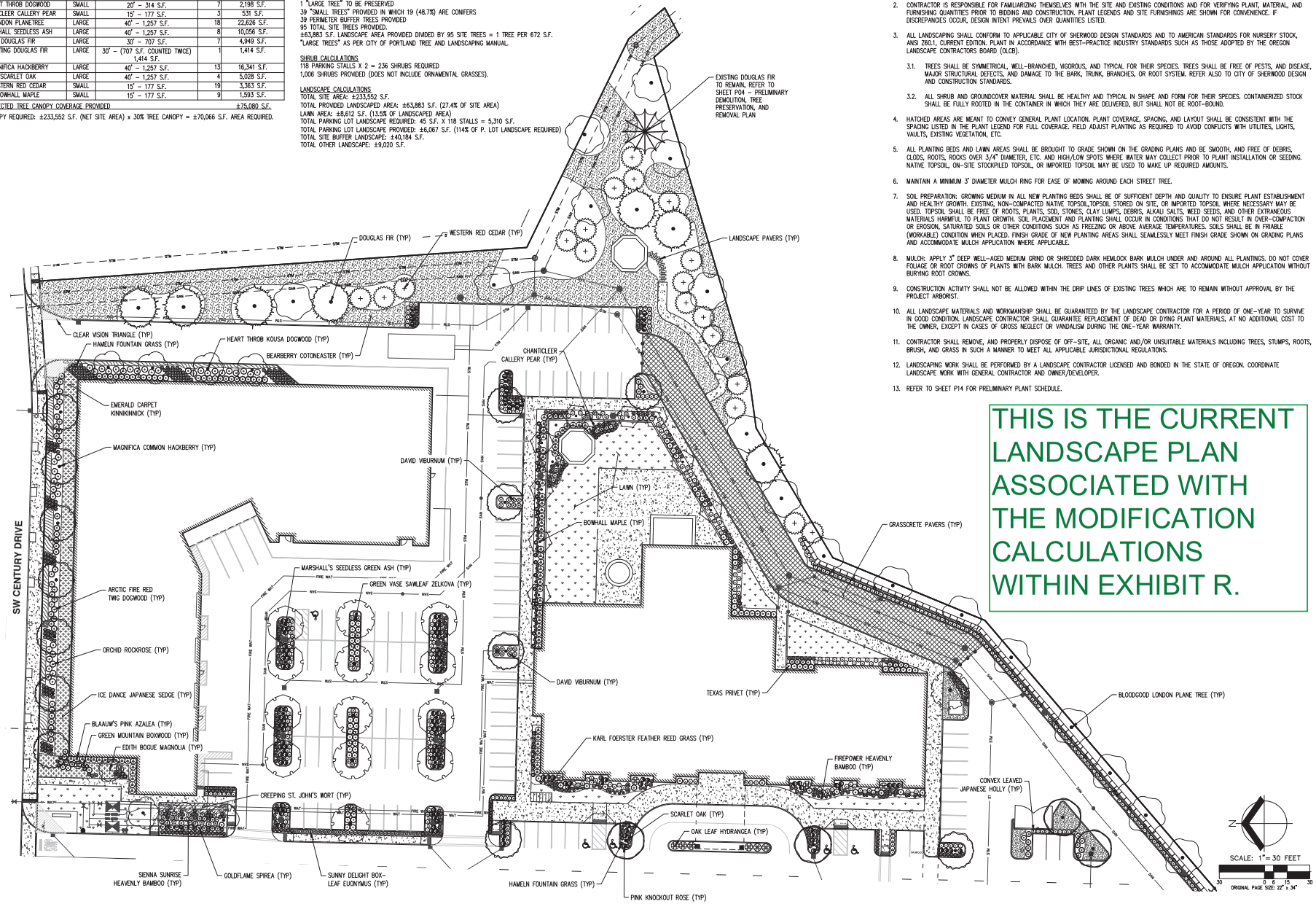
SHRUB CALCULATIONS
118 PARKING STALLS X 2 = 236 SHRUBS REQUIRED
1,006 SHRUBS PROVIDED (DOES NOT INCLUDE ORNAMENTAL GRASSES).

LANDSCAPE CALCULATIONS
TOTAL SITE AREA: ±233,552 S.F.
TOTAL PROVIDED LANDSCAPED AREA: ±63,883 S.F. (27.4% OF SITE AREA)
LAWN AREA: ±8,612 S.F. (13.5% OF LANDSCAPED AREA)
TOTAL PARKING LOT LANDSCAPE REQUIRED: 45 S.F. X 118 STALLS = 5,310 S.F.
TOTAL PARKING LOT LANDSCAPE PROVIDED: ±6,067 S.F. (114% OF P. LOT LANDSCAPE REQUIRED)
TOTAL SITE BUFFER LANDSCAPE: ±40,184 S.F.
TOTAL OTHER LANDSCAPE: ±9,020 S.F.

GENERAL LANDSCAPE NOTES

1. PLANTING AND PRODUCT SPECIFICATIONS WHERE SHOWN ARE TO CONVEY DESIGN INTENT AND MAY BE REVISED OR SUBSTITUTED WITH APPROVAL PRIOR TO INSTALLATION DUE TO AVAILABILITY, UNFORESEEN SITE CONDITIONS, ETC. WHERE ALLOWABLE UNDER CITY OF SHERWOOD CODE STANDARDS.
2. CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE SITE AND EXISTING CONDITIONS AND FOR VERIFYING PLANT, MATERIAL, AND FURNISHING QUANTITIES PRIOR TO BIDDING AND CONSTRUCTION. PLANT LEGENDS AND SITE FURNISHINGS ARE SHOWN FOR CONVENIENCE. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
3. ALL LANDSCAPING SHALL CONFORM TO APPLICABLE CITY OF SHERWOOD DESIGN STANDARDS AND TO AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION. PLANT IN ACCORDANCE WITH BEST-PRACTICE INDUSTRY STANDARDS SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB).
   - 3.1. TREES SHALL BE SYMMETRICAL, WELL-BRANCHED, VIGOROUS, AND TYPICAL FOR THEIR SPECIES. TREES SHALL BE FREE OF PESTS, AND DISEASE, MAJOR STRUCTURAL DEFECTS, AND DAMAGE TO THE BARK, TRUNK, BRANCHES, OR ROOT SYSTEM. REFER ALSO TO CITY OF SHERWOOD DESIGN AND CONSTRUCTION STANDARDS.
   - 3.2. ALL SHRUB AND GROUNDCOVER MATERIAL SHALL BE HEALTHY AND TYPICAL IN SHAPE AND FORM FOR THEIR SPECIES. CONTAINERIZED STOCK SHALL BE FULLY ROOTED IN THE CONTAINER IN WHICH THEY ARE DELIVERED, BUT SHALL NOT BE ROOT-BOUND.
4. HATCHED AREAS ARE MEANT TO CONVEY GENERAL PLANT LOCATION. PLANT COVERAGE, SPACING, AND LAYOUT SHALL BE CONSISTENT WITH THE SPACING LISTED IN THE PLANT LEGEND FOR FULL COVERAGE. FIELD ADJUST PLANTING AS REQUIRED TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, VAULTS, EXISTING VEGETATION, ETC.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE BROUGHT TO GRADE SHOWN ON THE GRADING PLANS AND BE SMOOTH, AND FREE OF DEBRIS, CLODS, ROOTS, ROCKS OVER 3/4" DIAMETER, ETC. AND HIGH/LOW SPOTS WHERE WATER MAY COLLECT PRIOR TO PLANT INSTALLATION OR SEEDING. NATIVE TOPSOIL, ON-SITE STOCKPILED TOPSOIL, OR IMPORTED TOPSOIL MAY BE USED TO MAKE UP REQUIRED AMOUNTS.
6. MAINTAIN A MINIMUM 3' DIAMETER MULCH RING FOR EASE OF MOWING AROUND EACH STREET TREE.
7. SOIL PREPARATION: GROWING MEDIUM IN ALL NEW PLANTING BEDS SHALL BE OF SUFFICIENT DEPTH AND QUALITY TO ENSURE PLANT ESTABLISHMENT AND HEALTHY GROWTH. EXISTING, NON-COMPACTED NATIVE TOPSOIL/TOPSOIL STORED ON SITE, OR IMPORTED TOPSOIL WHERE NECESSARY MAY BE USED. TOPSOIL SHALL BE FREE OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, DEBRIS, ALKALI SALTS, WEED SEEDS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. SOIL PLACEMENT AND PLANTING SHALL OCCUR IN CONDITIONS THAT DO NOT RESULT IN OVER-COMPACTION OR EROSION, SATURATED SOILS OR OTHER CONDITIONS SUCH AS FREEZING OR ABOVE AVERAGE TEMPERATURES. SOILS SHALL BE IN FRIABLE (WORKABLE) CONDITION WHEN PLACED. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET FINISH GRADE SHOWN ON GRADING PLANS AND ACCOMMODATE MULCH APPLICATION WHERE APPLICABLE.
8. MULCH: APPLY 3" DEEP WELL-AGED MEDIUM GRIND OR SHREDDED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL PLANTINGS. DO NOT COVER FOLIAGE OR ROOT CROWNS OF PLANTS WITH BARK MULCH. TREES AND OTHER PLANTS SHALL BE SET TO ACCOMMODATE MULCH APPLICATION WITHOUT BURYING ROOT CROWNS.
9. CONSTRUCTION ACTIVITY SHALL NOT BE ALLOWED WITHIN THE DRIP LINES OF EXISTING TREES WHICH ARE TO REMAIN WITHOUT APPROVAL BY THE PROJECT ARBORIST.
10. ALL LANDSCAPE MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE-YEAR TO SURVIVE IN GOOD CONDITION. LANDSCAPE CONTRACTOR SHALL GUARANTEE REPLACEMENT OF DEAD OR DYING PLANT MATERIALS, AT NO ADDITIONAL COST TO THE OWNER, EXCEPT IN CASES OF GROSS NEGLECT OR VANDALISM DURING THE ONE-YEAR WARRANTY.
11. CONTRACTOR SHALL REMOVE, AND PROPERLY DISPOSE OF OFF-SITE, ALL ORGANIC AND/OR UNSUITABLE MATERIALS INCLUDING TREES, STUMPS, ROOTS, BRUSH, AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE JURISDICTIONAL REGULATIONS.
12. LANDSCAPING WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR LICENSED AND BONDED IN THE STATE OF OREGON. COORDINATE LANDSCAPE WORK WITH GENERAL CONTRACTOR AND OWNER/DEVELOPER.
13. REFER TO SHEET P14 FOR PRELIMINARY PLANT SCHEDULE.

THIS IS THE CURRENT LANDSCAPE PLAN ASSOCIATED WITH THE MODIFICATION CALCULATIONS WITHIN EXHIBIT R.



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

PRELIMINARY LANDSCAPE PLAN
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

REGISTERED LANDSCAPE ARCHITECT
OREGON
TIMOTHY E. BAUER
12/31/2023

JOB NUMBER:	5656-02
DATE:	4/15/2022
DESIGNED BY:	ZTN
DRAWN BY:	ZTN
CHECKED BY:	TEB

SHEET NUMBER
P13

AKS DRAWING FILE: 5656-02 LANDSCAPE.DWG | LAYOUT: P13

Exhibit A

PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	9	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2" CAL. B&B	AS SHOWN
	13	CELTIS X 'MAGNIFICA'	MAGNIFICA COMMON HACKBERRY	2" CAL. B&B	AS SHOWN
	7	CORNUS KOUSA 'SCHMRED' TM	HEART THROB KOUSA DOGWOOD	3" CAL. B&B	AS SHOWN
	8	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS GREEN ASH	2" CAL. B&B	AS SHOWN
	1	MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE SOUTHERN MAGNOLIA	3" CAL. B&B	AS SHOWN
	18	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2" CAL. B&B	AS SHOWN
	7	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10–12' HT. B&B	AS SHOWN
	1	PSEUDOTSUGA MENZIESII 53" DBH	EXISTING DOUGLAS FIR	EXISTING	AS SHOWN
	3	PYRUS CALLERYANA 'GLEN'S FORM' TM	CHANTICLEER CALLERY PEAR	2" CAL. B&B	AS SHOWN
	4	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL. B&B	AS SHOWN
	19	THUJA PLICATA 'VIRESCENS'	WESTERN RED CEDAR	10'–12' HT/B&B	AS SHOWN
	6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	2" CAL. B&B	AS SHOWN

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	66	AZALEA X 'BLAAUW'S PINK'	BLAAUW'S PINK AZALEA	5 GAL. CONT.	48" o.c.
	33	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	5 GAL. CONT.	30" o.c.
	19	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL. CONT.	36" o.c.
	40	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL. CONT.	48" o.c.
	79	CORNUS SERICEA 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL. CONT.	48" o.c.
	34	EUONYMUS JAPONICUS MICROPHYLLUS 'MONCLIFF'	SUNNY DELIGHT BOX-LEAF EUONYMUS	5 GAL. CONT.	30" o.c.
	12	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL. CONT.	60" o.c.
	338	ILEX CRENATA 'CONVEXA'	CONVEX-LEAVED JAPANESE HOLLY	5 GAL. CONT.	36" o.c.
	34	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL. CONT.	48" o.c.
	94	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	3 GAL. CONT.	18" o.c.
	19	NANDINA DOMESTICA 'SIENNA SUNRISE'	SIENNA SUNRISE HEAVENLY BAMBOO	5 GAL. CONT.	36" o.c.
	502	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.
	34	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	5 GAL. CONT.	48" o.c.
	134	ROSA X 'RADCON' TM	PINK KNOCK OUT ROSE	2 GAL. CONT.	36" o.c.
	48	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL. CONT.	42" o.c.
	41	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL. CONT.	36" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	612	ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET KINNIKINNICK	1 GAL. CONT.	18" o.c.
	2,970	CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	4" POTS	12" o.c.
	965	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	1 GAL. CONT.	48" o.c.
	±8,073 SF	GRASSCRETE			
	256	HYPERICUM CALYCINUM	CREEPING ST. JOHN'S WORT	4" POTS	12" o.c.
	± 8,612 SF	LAWN – NORTHWEST SUPREME LAWN MIX – SUNMARK SEEDS OR APPROVED EQUAL. COMPOSITION BY WEIGHT: CUTTER II PERENNIAL RYEGRASS (LOLIUM PERENNE VAR CUTTER II) 35%; DASHER III PERENNIAL RYEGRASS (LOLIUM PERENNE VAR DASHER III) 35%; GARNET CREEPING RED FESCUE (FESTUCA RUBRA) 15%; WINDWARD CHEWINGS FESCUE (FESTUCA RUBRA SPP. LONGIFOLIA) 15%. APPLY A RATE OF 8 LBS PER 1000 S.F. OR RATE APPROVED BY VENDOR.			

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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

PRELIMINARY LANDSCAPE SCHEDULE
PARKWAY VILLAGE SOUTH
SHERWOOD, OREGON

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED LANDSCAPE ARCHITECT
OREGON
TIMOTHY E. BAUER
4/15/19

JOB NUMBER:	5656-02
DATE:	4/15/2022
DESIGNED BY:	ZTN
DRAWN BY:	ZTN
CHECKED BY:	TEB

AKS DRAWING FILE: 5656-02 LANDSCAPE.DWG | LAYOUT: P14

Exhibit B1

Engineering Land Use Application Comments

To:	Joy Chang, Senior Planner
From:	Craig Christensen, P.E., Engineering Department
Project:	Chestnut Inn and Storage (LU 2022-012)
Date:	June 16, 2022

Engineering staff has reviewed the information provided for the above cited project. Final construction plans will need to meet the standards established by the City of Sherwood Engineering Department and Public Works Department, Clean Water Services (CWS) and Tualatin Valley Fire & Rescue in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer
Currently a public sanitary sewer main exists along the east and southeast side of the subject property. All neighboring properties either have sanitary sewer service or access to public sanitary sewer service, therefore no public sanitary sewer main extension is required. The proposed new buildings will obtain sanitary sewer via the existing on-site public sanitary sewer system.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide sanitary sewer service to each lot meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide a grease interceptor on the sanitary sewer service serving the proposed hotel meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design the private sanitary sewer to be in compliance with the current Oregon Plumbing Specialty Code.

Water
Currently there is a public water main existing within SW Century Drive along the full frontage of the subject property frontage. No public water main extension is required. The proposed buildings will obtain domestic and fire water via an existing water line stubbed into the subject property.

CONDITION: Prior to Issuance of a Plumbing Permit, water flows calculations (domestic, irrigation and fire) shall be provided by the developer.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall design to bring fire water and domestic water to each lot meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall design for backflow prevention on all domestic water and fire water services meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private water lines to be in compliance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Acceptance of Public Improvements, any public water facilities to be located on private property shall have a recorded public water line easement encompassing the related public water improvements meeting Sherwood Engineering standards

Storm Sewer

Currently a public storm sewer main exists along the east and southeast side of the subject property. All neighboring properties either have storm sewer service or access to public storm sewer service, therefore no public storm sewer main extension is required. The proposed new buildings will obtain storm sewer via the existing on-site public storm sewer system.

Storm water quality treatment for the subject property was constructed as part of the original subdivision, therefore no storm water quality treatment is required upon verification that the new impervious area does not exceed the allowable amount of impervious area that the water quality facilities has the capability of treating.

Currently there are no hydro-modification facilities existing on the site to accommodate the subject development.

The subject development will need to provide on-site hydro-modification facilities in compliance with Clean Water Services (CWS) standards for any new/modified impervious area to be installed unless otherwise approved for a payment-in-lieu by the City of Sherwood and CWS.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall verify that the existing regional water quality facilities has capacity to provide water quality treatment for the subject development. If not then the subject development will need to provide additional water quality treatment such that all impervious area on the subject property has water quality treatment meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide hydro-modification in compliance with Clean Water Services' standards unless otherwise approved for a payment-in-lieu by the City of Sherwood and CWS.

CONDITION: Prior to Acceptance of Public Improvements, private water quality and/or hydro-modification facilities shall have a recorded Private Stormwater Facility Access and Maintenance Covenant. An Operation and Maintenance Plan for all private hydro-modification facilities is also required to be submitted to the Sherwood Engineering Department.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private storm water runoff within the subject property to be collected and conveyed in accordance with the current Oregon Plumbing Specialty Code.

Transportation

The subject property has frontage on SW Century Drive (City of Sherwood Collector). The existing street section is a 3-lane street with curb-tight sidewalk with tree wells. This street section was previously approved as part of the required street improvements for the overall development. No street widening improvements along SW Century Drive will be required.

The subject property has a main driveway access onto SW Century Drive on the west side of the subject property and a truck loading/unloading/emergency vehicle driveway on the east side of the subject property. The east driveway is less than 200 feet from a driveway to the east. When originally approved, this eastern driveway was approved under the condition that it would be for truck loading/unloading only, similar to the driveway directly across the street. The driveway will either need to be for loading/emergency vehicle access only or a design modification request will need to be approved by the City Engineer.

A trip generation document dated April 4, 2022 by Kittelson and Associates was included with the land use application. This document provided a trip analysis of the proposed use applied for in this land use application compared to the original transportation study. The report shows that the trip count for this proposed development is less than that provided with the original report. Therefore no mitigation is required.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the developer shall design for the eastern driveway to be for building loading/unloading access or emergency only, unless a Design Modification Request is approved by the City Engineer.

Grading and Erosion Control:

City policy requires that a grading and erosion control permit be obtained for any site work that disturbs over 500 square feet of area. This permit is obtained from the Building Department.

The subject property is approximately 4.85 acres in size but since the overall development was under a DEQ NPDES 1200-C permit, a NPDES 1200-C permit will be required.

CONDITION: Prior to Issuance of Grading Permit, the developer shall obtain a DEQ NPDES 1200-C permit.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a City of Sherwood grading and erosion control permit shall be obtained.

Other Engineering Issues:
Clean Water Services (CWS) has stated that no Service Provider Letter is required for the subject development.

Currently an 8-foot wide PUE exists along the subject property frontage of SW Century Drive.

Sherwood Broadband exists along the subject property frontage of SW Century Drive. Therefore no Sherwood Broadband improvements are required.

If access to Sherwood Broadband is desired for the subject property, then the developer will need to work with the Sherwood Broadband department to obtain service.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a Storm Water Connection Permit Authorization shall be obtained from Clean Water Services.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, an Engineering Compliance Agreement shall be executed with the City of Sherwood.

CONDITION: Prior to Issuance of Building or Plumbing Permit, an Engineering Compliance Agreement shall be obtained from the City of Sherwood Engineering Department.

END OF COMMENTS.

Exhibit B2

M E M O R A N D U M

Date: June 16, 2022

To: Eric Rutledge, Associate Planner, City of Sherwood

From: Jackie Sue Humphreys, Clean Water Services (CWS)

Subject: Chestnut Inn and Parkway Village South Self-Storage,
LU 2022-012-SP/MM/CUP/PLA, 2S129DC01100, 01200

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained. Application for CWS Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 19-5 as amended by R&O 19-22, or prior standards as meeting the implementation policy of R&O 18-28, and is to include:

a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.

b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit.

c. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.

d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 19-5, Section 4.04. Access shall be provided for maintenance of facility per R&O 19-5, Section 4.07.6.

e. If use of an existing offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.

f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.

g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.

h. Application may require additional permitting and plan review from CWS Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.

i. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute CWS approval of storm or sanitary sewer compliance to the NPDES permit held by CWS. CWS, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.

Environmental Services Division
2550 SW Hillsboro Highway
Hillsboro, OR 97123-9379
p: 503.681.5175 | f: 503.681.5138

Clean Water Services

NONDOMESTIC USER QUESTIONNAIRE

Business name: _____ Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone number: _____ Email: _____

Primary contact: _____ Title: _____ Contact number: _____

Business website: _____

Email: _____

EMAIL COMPLETED FORM TO: NondomesticDischargeSurvey@CleanWaterServices.org

1. What **nondomestic or** industrial activities occur onsite and what type of industry is this? **(e.g. manufacturing, carwash, food service)**

2. What is your Standard Industrial Classification (SIC) code? (Find SIC codes through the North American Industry Classification System, Standard Industrial Classification or Oregon's Secretary of State websites.)

3. Will your **nondomestic or** industrial activity process wastewater or is it a dry process?

4. Will your industry discharge more than **625** gallons per day on average (not including domestic flows)?

5. Please identify any and all types of chemicals used in your facility:

6. Do you use any chemicals that will be discharged into your wastewater? If so, please list them.

7. Do you have an Accidental Spill Prevention Plan for your site?

8. Does your business have plans to expand or move sites within the next five years?

9. Will any stored materials, material handling activities, material handling equipment, raw materials, intermediate products, byproducts, waste materials or industrial machinery at this facility be exposed to stormwater?

CWS ONLY Set up site visit? ☐ Yes ☐ No

Comments for inspection:

Exhibit B3

From: Naomi Vogel
To: Eric Rutledge
Subject: RE: [EXTERNAL] LU 2022-010 Chestnut Inn and Storage - Completeness Review
Date: Friday, May 6, 2022 11:42:02 AM
Attachments: image002.png
image003.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Hi Eric,

I had Jinde review the study and we don't have any comments to add. They are showing less trips than approved and the intersection of Langer/T-S Road will be improved with 5 lanes.

Let me know if you have questions.

Thank you,

Naomi Vogel | **Associate Planner**
503-846-7639 Naomi_Vogel@co.washington.or.us

From: Eric Rutledge <RutledgeE@SherwoodOregon.gov>
Sent: Tuesday, April 19, 2022 4:37 PM
To: Scott McKie <McKieS@SherwoodOregon.gov>; Bob Galati <GalatiB@SherwoodOregon.gov>; Craig Christensen <ChristensenC@SherwoodOregon.gov>; Jo Guediri <GuediriJ@sherwoodoregon.gov>; Richard Sattler <SattlerR@SherwoodOregon.gov>; Naomi Vogel <Naomi_Vogel@co.washington.or.us>
Subject: [EXTERNAL] LU 2022-010 Chestnut Inn and Storage - Completeness Review

Hi all,

The City received the attached land use submittal for a new hotel and self storage building in the Parkway Village South subdivision. We are requesting Completeness Review comments by Tues 5/3.

Application material at link below. Contact me with any questions. Thx!

LU 2022-010 Parkway Village South Mod - Hotel and Self Storage

Eric Rutledge
City of Sherwood
Associate Planner
rutledgee@sherwoodoregon.gov
Desk 503.625.4242
Work Cell 971.979.2315

This email may contain confidential information or privileged material and is intended for use solely by the above referenced recipient. Any review, copying, printing, disclosure, distribution, or other use by any other person or entity is strictly prohibited and may be illegal. If you are not the named recipient, or believe you have received this email in error, please immediately notify the City of Sherwood at (503) 625-5522 and delete the copy you received.

CAUTION: This email originated from outside the County. Exercise caution when opening attachments or clicking links from unknown senders. Always follow the guidelines defined in the KnowBe4 training when opening email received from external sources. Contact the ITS Service Desk if you have any questions.

Susan Claus
22211 SW Pacific Highway
Sherwood, OR 97140

July 4, 2022

SENT VIA EMAIL
July 5, 2022

City of Sherwood
Planning Department
22560 SW Pine St.
Sherwood, OR 97140

Re: LU 2022-012 SP, MM, CUP, LLA
Applicant: Langer Family, LLC

Dear Planning Commission Members:

Please reference the following attached documents that were submitted in support of the Jim Claus letter dated June 27, 2022, which I support. The attachments include:

1. A copy of the 2010 Amended and Restated Development Agreement, wherein the Applicant elected to apply the 1995 SZCDC to development of Phase 6 of the 1995 PUD (which includes the subject property for this application);
2. A copy of the 2012 Staff Report in SUB 12-02, the application by the Applicant to subdivide the property in Phase 6, where Staff notes that the Applicant proposes no land uses in SUB 12-02, only approval to divide Phase 6 into lots;

Additionally, please find attached with this letter for the record:

3. A copy of the notation from the 2012 SZCDC showing the repeal of Chapter 16.32 of the SZCDC, which included §16.32.020(H), the section allowing the Applicant to elect between development under the current code or the code in effect when the PUD was approved in 1995.
4. A copy of Sections 2.109 (General Commercial) and 2.110 (Light Industrial) of the 1995 SZCDC, showing a "motel or

hotel" as a conditional use in the GC zone and a prohibited use in the LI zone.

It is odd that the Applicant has chosen to apply ORS 92.040 to only the mini-storage portion of this Application, but after review of the 1995 SZCDC, the reasoning becomes apparent. The 1995 SZCDC does not allow a hotel/motel in the LI zone, and only authorizes a hotel/motel as a conditional use in the General Commercial zone. If the Applicant were relying on the 1995 SZCDC for approval of the hotel/motel, the Application would have to be denied, because the use was not allowed in the LI zone, and therefore cannot be allowed today.

Alternatively, if the Applicant is relying upon the 2010 Amended and Restated Development Agreement as the basis for approval of the hotel, Section (A)(2) of that Agreement specifically provides that the Applicant and the City agreed that only those uses allowed "under the LI base zone text at the time of final approval of the PUD." That determination was based upon the language of SZCDC §16.32.020(H) in effect at the time of the 2010 Amended and Restated Development Agreement and at the time of the City's approval of SUB 12-02, which has since been repealed. The 1995 SZCDC allowed the uses in the LI zone and the outright permitted uses in the GC zone, neither of which included hotels/motels. In other words, a hotel/motel was not allowed on the subject property in 1995 when the PUD was approved, or in 2012 when SUB 12-02 was approved. Consequently, the Applicant cannot rely upon ORS 92.040 to site the hotel, since it was not allowed at that time.

Instead, the Applicant has chosen a hybrid approach – apply ORS 92.040 to a portion of the application, but apply for the remaining portion under the existing SZCDC. We're now reaching into silly territory. There is nothing in ORS 92.040 that remotely suggests that an applicant can pick and choose between which portions of the currently applicable code it wishes to apply and which it wishes to ignore in favor of an earlier version. This kind of "pick and choose" zoning was not contemplated by the legislature when ORS 92.040 was adopted (see the discussion of legislative intent in *Athletic Club of Bend, Inc. v. City of Bend*, 239 Or App 89 (2010)).

In fact, neither the Applicant nor Staff has made clear what the applicable approval criteria are for the subject Application. Staff lists the review criteria in Section I(G) of the Staff Report, yet no mention is made of the 1995 SZCDC provisions that Applicant is apparently relying upon for approval of the mini-storage component of the Application. The Applicant's submittals do not make clear when it is relying upon the 1995 code, and when it is relying upon the current code. How is the Staff and public supposed to know? Do Staff and the Applicant get to pick and choose what they want to apply and what they can ignore?

ORS 197.797(3)(b) obligates the City to list the applicable approval criteria in its public notice of the submitted Application. In this case, the City notice is insufficient, as it does not specify which current SZCDC sections apply to the application, and which of the 1995 SZCDC sections apply. In addition, ORS 197.797(5)(a) requires the applicable criteria for approval or denial of the Application to be part of the statement read to the audience at the beginning of the hearing. The Commission did not do so in this case, because no one is sure exactly what the applicable criteria are.
In any event, nothing in the legislative history, text, or context of ORS 92.040 suggests that an applicant can submit a land use application relying on ORS 92.040 for uses that currently are prohibited by the current land use regulations, while at the same time applying current land use regulations to uses that were prohibited by the zoning in effect at the time of the initial subdivision approval relied upon under the statute. Somehow, that's exactly what the Applicant tries to do here. The Commission should reject this interpretation.

Please enter this letter into the record.

Sincerely,

Susan Claus

Susan Claus

Note also part of this letter includes the 4 attachments detailed above included in the same email sent to staff on July 5, 2022 before 5 pm.

CURRENTLY IN-USE 5-4-11

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

PARTIES

The Parties to this Amended and Restated Development Agreement ("Agreement") are the City of Sherwood, Oregon ("City") and Pamela and Clarence Langer, as to Phase 4, and the Langer Family, LLC, as to the remainder of the PUD (collectively, "Langer").

RECITALS

1. On April 26, 1995, the City approved a Preliminary Development Plan for a Planned Unit Development ("PUD") on property owned by Langer. The subject property is located generally southeast of Hwy 99W and south of the Tualatin-Sherwood Road, in the City.

2. The decision approved development of the property in eight (8) separate phases. The decision contemplated and assigned specific uses to each phase, including High Density Residential, Retail/Commercial, and Light Industrial (LI).

3. The portions of the PUD designated LI have not yet developed, except for a portion of Phase 4, which was developed as a mini-warehouse use under the General Retail Trade category of allowed uses in the LI zone. Since the approval of the PUD, the City has amended its list of permitted and conditional uses in the LI zone, subject to the City's Zoning and Community Development Code ("ZCDC") 16.32.020.H, which provides the following: "Approved PUDs may elect to establish uses which are permitted or conditionally permitted under the base zone text at the time of final approval of the PUD."

4. The PUD approval contained conditions of approval including: a requirement for a wetlands delineation prior to development of Phase 8; the construction of Adams Drive at the time of development of Phase 6; and the elimination of the then-proposed extension of Century Drive east of Adams Drive.

5. The Final Development Plan was approved August 3, 1995. Neither the Preliminary Development Plan nor the Final Development Plan approvals related to a site plan. Thus, site plan review is required for each phase as development is proposed for that phase.

6. Phases 1 through 3 and 5 have been developed, and a portion of Phase 4 was developed as above-described and is anticipated for future redevelopment. The purpose of this Agreement is to clarify and refine the intent of the Parties regarding the following issues (collectively, the "PUD Issues"):

SCANNED

(a) The allowed uses of Phases 4, 6, 7 and 8 of the PUD, all of which are designated for LI uses;
(b) The timing of related improvements, including the construction of Adams Drive and Century Drive;
(c) The cost-sharing of public improvements, including the construction of Adams Drive and Century Drive; and
(d) Certain related matters.

7. The City and Langer previously set forth their respective commitments relative to the PUD Issues in that certain Development Agreement dated January 3, 2008 ("2008 Agreement"), which was a condition of approval to a companion Minor Change to the PUD approved contemporaneously by the City.

8. Subsequent to entering into the 2008 Agreement, economic conditions have changed such that the Parties find it necessary to re-evaluate their respective commitments under the 2008 Agreement. The City and Langer now desire to amend and restate their commitments relative to the PUD Issues set forth below.

9. This Agreement represents the only Agreement between the City and Langer with respect to the PUD Issues and does not preclude or require any conditions that may arise from a subsequent application for site plan review. It is the intent of the parties that the site plan review conditions should not be inconsistent with this Agreement.

10. This Agreement is only between the City and Langer and does not affect any conditions or improvements that may be required by other jurisdictions.

AGREEMENT

A. PUD USES

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

2. Permitted and Conditional Uses. Accordingly, Langer elects to establish uses on the LI-designated phases of the PUD that were permitted or conditionally permitted under the LI base zone text applicable on August 3, 1995, including: "Uses permitted outright in the GC zone Section 2.109.02, except for adult entertainment businesses, which are prohibited." A copy of the uses permitted in the LI and GC zones on August 3, 1995 is set forth in Attachment A, attached hereto and incorporated herein by reference.

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

B. ADAMS DRIVE SOUTH EXTENSION

1. City Commitments. Except as otherwise provided in this section, as soon as reasonably practicable and in any event prior to Langer's construction of any portion of Adams Drive south of the PUD's southern boundary, the City, at the City's sole cost and expense, will take the following actions:

a. Acquire the necessary right-of-way and complete the design and engineering for construction of the extension of Adams Drive ("South Extension") south from its present terminus up to but not including the railroad crossing between the southern PUD boundary and Oregon Street ("Rail Crossing");

b. Obtain all necessary permits for the construction and operation of the South Extension, including without limitation, all permits associated with allowing impacts to wetlands;

c. Provide for the mitigation of any impacts to wetlands related to the alignment and construction of the South Extension; and

d. Pursuant to the City's standard timeline and procedure in such instances, accept Langer's dedication of that portion of the South Extension located within the boundaries of the PUD following final inspection approval and thereupon assume maintenance obligations for all of the South Extension.

2. Langer Commitments. Subsequent to the City's performance of its obligations set forth in Section B.1.a. to B.1.c. of this Agreement but prior to issuance of final occupancy permits for any structures included in Phases 6 or 7, Langer will substantially construct the South Extension, including the traffic circle and island at the intersection with Century Drive and the twelve-foot (12') wide multi-use path extending the length of the South Extension as identified in the City Transportation Systems Plan (the "Path"). The street will be aligned and constructed in a manner consistent with the "90-percent drawings" prepared by Hopper Dennis Jellison, PLLC dated April 2008 and on file with the City (the "South Extension Plans"). Upon completion of the construction of the South Extension, Langer will dedicate and record a public right-of-way easement to the City for Adams Drive south from its present terminus to the southern boundary of the PUD (the "South Extension Right-of-Way").

3. Alternative Commitments.

a. Alternatively, in the event the City has completed the obligations set forth in Section B.1.a. to B.1.c. of this Agreement and the City receives or accrues funding equal to the cost estimate for the construction of the South Extension prior to the time Langer has substantially commenced the obligations set forth in Section B.2. of this Agreement, the City may, in its sole discretion, elect to construct the South Extension, including the traffic circle and island at the intersection with Century Drive, the Path, and if warranted, the traffic signal at Tualatin-Sherwood Road, at the City's sole expense. In the event the City undertakes construction of the South Extension, the City will deliver written notice ("Written Election") to Langer of the City's intent in accordance with Section I.7. of this Agreement prior to undertaking construction of the South Extension.

b. The City will issue a Notice to Proceed to the selected bidder(s) ("Contractor") for completion of the physical construction of the South Extension within ninety (90) days after delivery of the Written Election to Langer ("Commencement Date"). In the event the City fails to issue the Notice to Proceed by the Commencement Date and Langer has obtained final site plan approval for either Phases 6 and/or 7 by said date, the City will forfeit its right to undertake construction of the South Extension, and Langer will re-assume the obligation to substantially construct the South Extension in accordance with Section B.2. of this Agreement, unless Langer agrees in writing to extend the Commencement Date. If the City has not forfeited its right to undertake construction of the South Extension, the City will substantially complete the construction of the South Extension within fourteen (14) months after the Commencement Date ("Completion Date"), and in any event, prior to the issuance of an occupancy permit for any structure included in Phases 6 or 7.

c. To ensure the Completion Date is met, the City will include the required Completion Date and penalties for late completion in the contract ("Contract") the City enters with the Contractor. The penalties shall be an amount calculated to reimburse Langer for any losses incurred by Langer due to Contractor's failure to substantially complete construction by the Completion Date when such failure prevents the reasonable use of Phases 6 or 7 for retail commercial purposes, but in any event not less than $10,000.00 per day Langer is unable to make reasonable use of Phases 6 or 7 for commercial retail purposes. The City shall take all necessary and appropriate action to enforce the penalty provision in the Contract and forward any amounts collected to Langer within 30 days of the date the City receives payment.

d. If the City elects to construct the South Extension under this Section B.3, the City will perform its construction activities in a manner that minimizes obstruction or interference with access to, from, or within the PUD and

Langer's construction, if any, and use of the subject property in accordance with the PUD. The City will mobilize, conduct, and maintain all construction activities, equipment and materials on and around the PUD in such manner to allow use of the South Extension and access between the PUD and the South Extension through all access driveways. The City's agreement to perform its construction activities consistent with this section is a material inducement for Langer to enter this Agreement as it will facilitate Langer's timely completion of the PUD in accordance with Langer's agreement with its end users of the PUD.

e. If the City elects to construct the South Extension, Langer will take the following actions prior to the City's commencement of construction:

(A) Grant the South Extension Right-of-Way to the City, provided the City shall bear the expense of preparing the legal description for the South Extension Right-of-Way.

(B) Grant to the City reasonable temporary construction easement(s) to allow the City to complete its construction commitments, provided Langer's grant of an easement(s) may be conditioned to ensure that the City's use of the PUD property does not unreasonably interfere with Langer's use and development of the PUD.

(C) If Langer has not yet constructed the stormwater facility on Phase 8 as provided in Section F.1 of this Agreement ("Stormwater Facility"), allow temporary location of stormwater detention and treatment from the South Extension on Phase 8 in either a temporary facility ("Temporary Facility") or the existing stormwater facilities located on Phase 7 and Phase 8 ("Existing Facilities"). To the extent that the Temporary Facility or the Existing Facilities will require any expenses for engineering, construction, design, maintenance, or modification to existing land use approvals, the City will bear the expenses. If applicable, Langer and the City shall execute and record appropriate easement documents or amendments to the existing easement for the Existing Facilities to formalize the parties' respective obligations under this subsection (C).

(D) Use reasonable best efforts to avoid damaging the Path during construction and development of the PUD, provided that if Langer causes any such damage, Langer shall, at its sole expense, repair and replace the Path back to its original condition.

C. ADAMS DRIVE NORTH EXTENSION

1. City Commitments. Except as otherwise provided in this section, as soon as reasonably practicable and in any event prior to Langer's construction of any portion of Adams Drive north of the PUD's northern boundary, the City, at the City's sole cost and expense, will take the following actions:

a. Acquire the necessary right-of-way for and complete the surveying, design, and engineering for construction of an extension of Adams Drive ("North Extension") from the north side of the intersection with Tualatin-Sherwood Road, north to the existing stub road connecting to Highway 99W, with the alignment to curve east around the PGE substation and connect to the east end of the Home Depot stub road. The street will be aligned and constructed in a manner consistent with the "60-percent drawings" prepared by Harper Hoff Peterson Righellis Inc, dated February 2010 and on file with the City (the "North Extension Plans"). The right-of-way, design and engineering shall anticipate and include at least 43 p.m. peak-hour vehicle trips per acre from Phase 4 to accommodate redevelopment of Phase 4.

Any substantial changes to the alignment and cross-section shall require an amendment to this Agreement. Such amendment shall only relate to this section of the Agreement, and all other terms and conditions of this Agreement shall remain in full force and effect. A "substantial change" may include but is not limited to an increase in the number of lanes, an increase in the right-of-way width by 10 or more feet, requiring additional landscaping, medians, or pedestrian paths, shifting the alignment east or west by fifty (50) or more feet, and/or any other changes that will substantially increase the cost of construction.

b. Obtain all necessary permits for the construction and operation of the North Extension, including without limitation, all permits associated with impacts to wetlands, all approach and/or signal permits required by the Oregon Department of Transportation for the intersection of Highway 99W and the existing stub road, and all approach permits required by Washington County for the connection of the North Extension and Tualatin-Sherwood Road.

c. Provide for the mitigation of any impacts to wetlands associated with the alignment and construction of the North Extension.

d. Otherwise remove any legal or planning constraints to the construction of the North Extension.

e. Pay any extraordinary labor costs associated with Langer's performance of its obligations under Section C.2., where "extraordinary labor costs" means any

costs required by law to exceed an arms-length privately negotiated rate solely due to the nature of the improvement.

f. Pay any extraordinary construction costs associated with Langer's performance of its obligations under Section C.2. that are attributable to extraordinary environmental or geographic conditions.

g. Pursuant to the City's standard timeline and procedure in such instances, assume maintenance obligations for all of the North Extension following the City's final inspection approval of the North Extension.

h. Permit Langer to assume, for purposes of completing the required traffic study, that the North Extension has been planned and funded for construction prior to development of Phases 6 and 7 pursuant to Langer's alternative commitments to construct the North Extension or make a payment in lieu thereof pursuant to Section C.2. below.

i. Permit Langer to assume, for purposes of completing the required traffic study, that the North Extension has been planned and funded for construction prior to the redevelopment of Phases 4 pursuant to Langer's alternative commitments to construct the North Extension or make a payment in lieu thereof pursuant to Section C.2. below.

j. The City will not require the closure of any residential access to Phase 4 from Tualatin-Sherwood Road until redevelopment of Phase 4. The City will reimburse Langer for the cost of relocating and rebuilding any access to and from the existing commercial uses on Phase 4 resulting from the closure of any access due to the construction of the North Extension, including any necessary relocation of administrative facilities associated with the commercial use.

k. In the event Langer pays a fee in lieu of construction as described in Section C.2. below, the City will:

(A) Place the payment into an existing or newly-created interest-bearing City Trust and Agency Fund;

(B) Grant credits for transportation System Development Charges ("SDC's") otherwise payable by Langer as if Langer had constructed the North Extension; and

(C) Use the payment-in-lieu exclusively for the construction of the North Extension. However, if the City has not entered into a contract for the construction of the North Extension or any portion thereof within five (5) years after Langer deposits the fee with the City, the City shall return the fee-in lieu, together with any interest thereon to Langer, Langer's successor or a

person designated by Langer's successor, minus any amount provided as a credit against transportation SDC's under paragraph (B) above. This Agreement does not constitute a "contract for construction of the North Extension" for purposes of this subsection.

2. Langer Commitments. Langer agrees to take the following actions with respect to the North Extension:

a. Subsequent to the City's performance of its obligations set forth in Section C.1. of this Agreement but prior to issuance of the final occupancy permit for any structure included in the development of Phase 6, Langer will substantially construct the North Extension consistent with the alignment and cross-section described in Section C.1.a. of this Agreement. However, in the event the City exercises its option to construct the South Extension under Section B.3. of this Agreement, Langer will substantially construct the North Extension prior to issuance of the final occupancy permit for any structure included in the development of Phases 6 or 7.

b. Alternatively, in the event the City has not substantially performed the obligations set forth in Section C. 1.a. to C.1.d. of this Agreement by a date that is sixty (60) days after Langer submits construction drawings for public improvements associated with the development of Phase 6 to the City, Langer shall submit a fee in lieu of construction in an amount equal to the cost estimate for the construction of the North Extension prior to the issuance of an occupancy permit for any structure included in the development of Phase 6. Langer's timely deposit of a fee in lieu under this paragraph shall fully satisfy Langer's obligations under Section C.2.a. of this Agreement and shall trigger the City's performance of its commitments under Section C.1.k. of this Agreement. In the event the City exercises its option to construct the South Extension under Section B.3. of this Agreement, the references to "Phase 6" in this subparagraph b. shall be replaced with "Phases 6 or 7."

c. In the event the City refunds the fee-in-lieu as described in Section C.1.k(C) of this Agreement prior to the redevelopment of Phase 4, and subsequent to the performance of the City's other obligations under Section C.1., Langer will substantially construct the North Extension consistent with the alignment and cross-section provided by the City prior to the issuance of an occupancy permit for any structure included in the redevelopment of Phase 4. In the event the City is still in possession of the fee-in-lieu at the time Phase 4 redevelops, the City will refund the fee to Langer, including any interest thereon, or will not require the construction of the North Extension as a condition of redevelopment.

D. RAIL CROSSING

1. City Commitments. As soon as reasonably practicable, the City, at the City's sole cost and expense, will take the following actions with respect to the Rail Crossing:

a. Acquire the necessary right-of-way for the Rail Crossing;

b. Obtain all required crossing or other permits from ODOT Rail and any other applicable agencies associated with the Rail Crossing;

c. Complete the design, engineering, and construction of the Rail Crossing; and

d. Use all reasonable best efforts to complete these actions and connect the South Extension to Oregon Street via the Rail Crossing no later than the date of issuance of occupancy permits for the development of Phases 6 and 7; provided, however, the failure to complete these actions by such date shall not be grounds to deny the issuance of such occupancy permits.

2. Langer Commitments. None.

E. CENTURY DRIVE

1. Langer Commitments. Langer agrees to take the following actions with respect to Century Drive:

a. Prior to issuance of final occupancy permits for any structure located in Phase 6 or Phase 7, design and substantially construct a reasonably direct vehicular connection between the existing terminus of Century Drive on the western boundary of the PUD and existing City right-of-way at the eastern boundary of the PUD ("Century Drive Connection"). The Century Drive Connection shall be constructed to the adjusted street standard described in Section E.2.a. below.

b. Following construction, dedicate a right-of-way easement to the City for the Century Drive Connection.

c. Provide the City with copies of receipts of eligible expenses where "eligible expenses" is defined to include all hard and soft costs of labor and materials associated with all aspects of the design, engineering, and construction, including applicable consultant fees, of the Century Drive Connection that exceed the cost of designing and constructing the Century Drive Connection as a standard parking lot drive aisle ("Eligible Expenses").

2. City Commitments. The City agrees to take the following actions with respect to Century Drive:

a. To work with Langer to achieve an adjustment to the relevant City street standards so that the nature, location, and design of the Century Drive Connection requires the minimum necessary right-of-way to provide a vehicular connection and includes traffic calming measures such as restrictions on through traffic for trucks.

b. Reimburse Langer for all undisputed Eligible Expenses within thirty (30) days after the City receives the receipts described in Section E.1.c.. City will immediately contact Langer regarding any disputed expenses and attempt to resolve the dispute within 90 days of the date the receipt containing the expense is received by the City. Any disputed expense that remains unresolved after 90 days shall be submitted to mediation as provided in Section I.12. of this Agreement; and

c. Pursuant to the City's standard timeline and procedure in such instances, accept Langer's dedication of the Century Drive Connection following final inspection approval and thereafter assume maintenance obligations for same.

F. STORMWATER FACILITY

1. Langer Commitments.

a. Prior to issuance of a final occupancy permit for the first structures located in Phases 6 or 7, Langer will design and substantially construct the "Stormwater Facility on Phase 8 (including any necessary portions of Phase 6), to accommodate existing stormwater detention and treatment for the PUD (including development of Phases 6, 7 and 8), and any detention and treatment associated with the South Extension and the Century Drive Connection. In conjunction with this construction, Langer retains the right to terminate use of the Existing Facilities and any Temporary Facility constructed pursuant to Section B.3.c. of this Agreement, provided the stormwater detention and treatment functions of the Existing Facilities and any Temporary Facility are incorporated into the Stormwater Facility and subject to any written agreements relating to the Existing Facilities. Langer retains the right to expand the Stormwater Facility to serve other public rights-of-way and uses outside the PUD in Langer's sole discretion, provided such expansion otherwise complies with City standards, including without limitation, awarding credits for SDC's.

b. Following construction, Langer will dedicate the Stormwater Facility to the public for use as a stormwater detention and treatment facility.

2. City Commitments.

a. The City agrees to work with Langer, to the extent allowed by law, to issue any land use approvals related to termination of the Existing Facilities through an administrative process, to facilitate any related process for the vacation of any prior public dedications associated with the Existing Facilities, and to modify the existing recorded easement document among Langer and the City relating to the Existing Facilities.

b. The City agrees to accept the dedication of the Stormwater Facility following final inspection approval and thereafter assume the maintenance obligations for same.

G. RENAMING OF ADAMS DRIVE

1. Langer Commitments. Prior to Langer's dedication of any portion of Adams Drive as described in this Agreement, Langer will submit a petition to the City to rename the completed portion of Adams Drive in accordance with the street name standards of ZCDC 16.108.010.4.A-C. Langer agrees to select a single name for Adams Drive from the southern end of the South Extension to the northern end of the North Extension.

2. City Commitments.

a. Provided the petition is submitted in the manner described in ZCDC 16.108.010.3, the City will support a petition received from Langer to rename the completed portion of Adams Drive.

b. If the petition is approved by the City Council, the City shall install standard City street signage identifying Adams Drive by its new name.

H. TRANSPORTATION CHARGES, FEES, AND CREDITS

1. Transportation Development Tax. The calculation and assessment of any Transportation Development Tax ("TDT"), including any TDT credits, will be made according to the Washington County TDT ordinance. Improvements to Tualatin-Sherwood Road will be creditable towards Washington County TDT's as allowed in Washington County's ordinance. It is the parties' mutual understanding that this ordinance provides full TDT credits for turn lanes and 50% or 66.67% for traffic signals for a four- and three-leg intersection, respectively. The City's commitment to this provision is a material inducement for Langer's agreement to complete the various public improvements set forth in this Agreement.

For the purpose of determining the number of weekday trips generated by all commercial land uses in Phases 4, 6, 7, and 8 of the PUD, the land use

category "Shopping Center" from ITE Trip Generation, 7th Edition, shall be applied to the Washington County TDT Ordinance for the calculations of the Washington County TDT.

2. Transportation SDC's.

The City shall calculate and assess the Project with SDC's and credits for SDC's, pursuant to the City's Municipal Code, as it may be amended from time to time, and subject to any resolutions adopted by the City implementing same.

For the purpose of determining the number of weekday trips generated by all commercial land uses in Phases 4, 6, 7, and 8 of the PUD, the land use category "Shopping Center" from ITE Trip Generation, 7th Edition, shall be applied to the City's SDC ordinance for the calculations of the City's SDC's.

3. Credits.

a. Langer shall be entitled to seek SDC credits from the City and TDT credits from Washington County for all qualifying improvements and right-of-way dedications made by Langer, subject to the then applicable provisions of Oregon law and applicable ordinances. To the extent allowed by law, the City shall apportion SDC and TDT charges in the manner that maximizes the beneficial use of any resulting credits for Langer. In the event the City amends its SDC ordinance to eliminate the Transportation SDC prior to Langer's redemption of otherwise valid SDC credits, the City shall exercise good faith and best efforts to provide Langer a financial benefit in an amount equal to the value of any unredeemed credits in a manner consistent with applicable law, provided the City is not obligated to ensure such benefit or other return on the unredeemed credits.

b. The City hereby determines that, for purposes of qualifying for and administering SDC and TDT credits, Langer's construction of public improvements and dedication of right-of-way to the City pursuant to this Agreement are existing condition(s) of approval of the PUD, as it has been modified by the Minor Change approved in 2007.

4. Highway 99W Capacity Allocation Program. For purposes of calculating whether the trips associated with the regulated activities in Phases 6, 7, and 8 of the PUD exceed the trip limit of ZCDC 6.306.D.4, the City shall aggregate the trips and acreage of all such phases. As a result, the trips associated with the regulated activities of a single phase may exceed the trip limit that would otherwise apply if that phase were calculated individually, provided that the trips associated with all regulated activities for Phases 6, 7, and 8 do not exceed the trip limit in the aggregate. At each phase of development of the PUD, the number of reserve trips for the remaining phases will be identified in the applicable Trip Allocation Certificate.