EXHIBIT A1

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.sherwoodoregon.gov

Mayor
Tim Rosener

Council President
Kim Young

Councilors
Renee Brouse
Taylor Giles
Keith Mays
Doug Scott
Dan Standke

City Manager
Craig Sheldon

Assistant City Manager
Kristen Switzer

November 21, 2025

Owner
Alan Shendel
(Tax lot 2S130CC00600)
12599 SW Bridgeview Ct
Tigard, OR 97223

Applicant
Riverside Homes
15350 SW Sequoia Parkway, Suite #320
Portland, OR 97224

Owner
Alexander, Catherine M Trust & Alexander Farm Cred. Shelter Trust
(Tax lots 2S130CC00400 and 2S130CC00700)
11401 SW 107th Place
Tigard, OR 97223

RE: 21760, 21710, 21820 SW Elwert Road, Pinot Glen Subdivision': 41-lot single family detached dwelling units.
Type III – Subdivision
Case File No. LU 2025-012 SUB – Requested Incompleteness Items

The City of Sherwood values Riverside Homes continued interest and investment in the Sherwood community and looks forward to bringing this project to fruition. A review of the submitted materials by staff has determined that their application is **incomplete** at this time. Please provide the following for staff to deem the application complete and schedule this matter for a hearing.

Required Information:

1. Please provide clarity regarding lot size averaging, per Sherwood Municipal Code (SMC) 16.120.020.E.
2. Please revise the submitted narrative to directly address each of the *Approval Criteria* individually, per SMC 16.140.040. If needed, specifically cite the page number, sheet number, detail, etc.
3. Please address/show setback, frontage, and width requirements, per SMC 16.120.040.
4. Please address/show how and where the required minimum five percent (5%) open space is located, per SMC 16.120.040. Provide a separate landscape sheet with unique hatch for the open spaces, and include area square footage callouts to support this.

Courtesy Note: Areas proposed to meet the “open space” requirement (16.140.030.A) must be “usable areas”. The “storm water facility” (“Tract A”) cannot be used within the open space calculation. Tract B also cannot be counted as a “usable” space due to its small size and isolated nature. It appears Tract B is placed in this location to avoid two front setbacks for Lot 41. Staff is happy to work with the applicant to find other solutions to allow development of the lot.

5. Please address how 16.106.070, *Bike Lanes*, is being met.
   Note: The TSP, Vol 1, page 49, Figure 13, shows a proposed bike lane to be located on SW Elwert.
6. Pursuant to SMC 16.106.020(E), a Type II Design Modification is required for all transportation standards under SMC 16.106 that are not met. This Type II application is in addition to any Engineering Design Modifications required by the Engineering Design Manual. Staff have identified the following standards that are not met based on the initial proposal:
   a. Typical street cross section for a local residential street.
   b. Local street connectivity shown in Figure 16 of the Transportation System Plan
   c. Block length for SW Derby Terrace / SW Cereghino Lane (exceeds 530 ft.)

The applicant is encouraged to review SMC 16.106 in detail and identify any other standards that are not met as the plans are revised for resubmittal.

See attachments for additional completeness comments from:

- City of Sherwood Engineering Department
- PRIDE Disposal Company

Note – the application was routed to Washington County for completeness review, and no comments were provided.

Courtesy comments:

A 15 ft. wide visual corridor is required along SW Elwert Road pursuant to SMC 16.140.040. While the visual corridor can overlap with required rear setbacks of private lots, the code does not allow fences in the visual corridor easement. Based on the plans, the usable rear yard for lots 11 – 19 will be only a few feet deep. Compliance with the visual corridor standard, including the absence of fences, will be verified prior to occupancy of each home. A fence is permitted along the eastern boundary of the visual corridor. Staff are happy to discuss alternative designs for the subdivision that will allow more usable yard space for properties along Elwert Road while meeting the visual corridor standard.

The City has applied for an exemption to SB 1537 (2024) Mandatory Adjustments. Additional details are provided in Attachment C.

Conclusion:

Once your application is considered complete, we will schedule this matter for a public hearing. Note: Once staff have deemed the application complete, the applicant will need to

provide three (3) folded and complete set of the application along with one (1) updated electronic copy of the application prior to the decision being issued.

If you have any questions, please contact me at 503.625.4288 or gravesa@sherwoodoregon.gov.

In accordance with ORS 227.178(2) your application will be deemed complete once we have received:

1. All of the missing information noted; or
2. Some of the missing information and written notice that no additional information will be provided; or
3. Written notice that no additional information will be provided.

Please note, this application was first submitted on 10.24.2025. Applicants are provided 180 days from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void per ORS 227.178(4). **180 days from 10.24.2025 is 04.22.2026**.

Sincerely,



Arthur Graves, Associate Planner
City of Sherwood

Attachment(s):

- Attachment A: City of Sherwood Engineering Department comments dated October 31, 2025.
- Attachment B: PRIDE Disposal Company comments, dated October 27, 2025.
- Attachment C: SB 1537 Exemption Notice

CC: Craig Christensen, Senior Civil Engineer

Case File

Engineering Department
Land Use Application
Completeness Review Comments

Home of the Tualatin River National Wildlife Refuge

To:	Arthur Graves, Associate Planner
From:	Craig Christensen P.E., Senior Civil Engineer
Project:	Pinot Glen (LU2025-011)
Date:	October 31, 2025

Engineering staff has reviewed the information provided for the above referenced private development project for submittal completeness. LU submittals 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 (TVF&R), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Engineering Department – Overall Completeness Review Decision

Based on the individual public infrastructure reviews listed below, the LU submittal for Pinot Glen (LU 2025-011) is ***deemed incomplete*** at this time.

General Description

The subject site consists of a 3 under-developed parcels of land (+/-7.26 acres total) located between SW Copper Terrace and SW Elwert Road, north of SW Cereghino Lane. The property currently has 3 points of access to SW Elwert Road. The property is zoned for residential.

Existing Conditions Plan

The following is a list of items for completeness:

1. There is no existing water line within SW Elwert Road along the subject property frontage.
2. Does not show neighboring driveway on the east side of SW Copper Terrace across from new intersection.

Review and Conclusion: For the purposes of the Existing Condition Plan section, the application is ***deemed incomplete*** for Engineering LU review.

Grading and Erosion Control

The application has included a grading plan and erosion control plan.

Review and Conclusion: For the purposes of Grading and Erosion Control, the application is ***deemed complete*** for Engineering LU review.

Transportation

The following is a list of items for completeness:

1. Need design modification request for local street intersections that are less than 200 feet apart.
2. Need design modification request for local street with a curb to curb width of less than 36 feet.
3. Right-of-way dedication will need to be to a total street width of 64 feet along SW Copper Terrace with a 38-foot wide curb to curb street. See attached typical section.

4. SW Derby Terrace Curb line on parking side needs to be consistent between the 28-foot and 36-foot street sections so that the driving lanes line up through the intersection. This will affect the right-of-way line location and changes lot layouts.

The following are non-completeness items:

1. A bulb-out at the SW Copper Terrace/SW Cereghino Lane intersection will likely be required matching the opposite side of SW Copper Terrace.
2. Coordinate location of sidewalk ramps with Sherwood Engineering Department prior to design.
3. Will need to dedicate an 8-foot wide PUE along the frontage of SW Elwert Road.

Review and Conclusion: For the purposes of the Transportation section, the application is ***deemed incomplete*** for Engineering LU review.

Sanitary Sewer

The preliminary plan shows how the subject development can provide public sanitary sewer service to the proposed building.

Review and Conclusion: For the purposes of the Sanitary Sewer section, the application is ***deemed complete*** for Engineering LU review.

Storm Sewer

The following is a list of items for completeness:

1. The water quality pond appears to be about 15 feet deep at its deepest at the southeast corner. Need a test pit to determine if this will be beneath the ground water level. If ground water level is higher than proposed pond bottom, alternate design will be necessary for pond(s).
2. No storm sewer manholes in back yards.
3. Existing storm sewer within SW Elwert Road is treated. Catch basins collecting non-treated water should not interconnect with treated storm water.
4. There is a 4-cartridge filter manhole in SW Elwert Street. The preliminary plan appears to be removing this manhole. If removed then the storm water being treated by the manhole will need to be treated in the water quality pond.

Review and Conclusion: For the purposes of the Storm Sewer section, the application is ***deemed incomplete*** for Engineering LU review.

Water

The following is a list of items for completeness:

1. There is no existing water line within SW Elwert Road along the subject property frontage.
2. Need to show proposed water line within SW Elwert Road.

Review and Conclusion: For the purposes of the Water section, the application is ***deemed incomplete*** for Engineering LU review.

Natural Resources

Clean Water Services has stated that there does not appear to be any sensitive areas within 200 feet of the project.

Review and Conclusion: For the purposes of the Natural Resources section, the application is ***deemed complete*** for Engineering LU review.

NOTES:

HOT MIX ASPHALT CONCRETE (HMAC) PLACEMENT

1. THE UPPER 12–INCHES OF THE SUB GRADE SHALL HAVE A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM RELATIVE DENSITY AS DETERMINED BY AASHTO MODIFIED T–99.
2. THE AGGREGATE BASE SHALL HAVE A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM RELATIVE DENSITY AS DETERMINED BY AASHTO T–99.
3. ASPHALT CONCRETE SHALL BE COMPACTED TO ACHIEVE A DENSITY OF NOT LESS THAN 92% OF THE MAXIMUM THEORETICAL DENSITY AS DETERMINED BY AASHTO T–209.
4. AT THE TIME OF ASPHALT APPLICATION:
   – MINIMUM SURFACE TEMPERATURE FOR CLASS "B" MUST BE 45 DEGREES AND RISING.
   – MINIMUM SURFACE TEMPERATURE FOR CLASS "C" MUST BE 50 DEGREES AND RISING.
5. THE PLACING OF ASPHALT CONCRETE WILL BE PERMITTED ONLY DURING DRY WEATHER AND WHEN THE AMBIENT TEMPERATURE IS RISING AND IS EQUAL TO OR GREATER THAN SHOWN IN THE TABLE OF MINIMUM AMBIENT TEMPERATURES.
6. ASPHALT CONCRETE SHALL BE PLACED ON A DRY PREPARED SURFACE.
7. TACK COAT SHALL BE APPLIED AGAINST FACE EDGE OF CURB & AROUND MANHOLE CASTING & OTHER EXPOSED STRUCTURES BEFORE PAVING.
8. ASPHALT EDGES, AFTER ASPHALT CONCRETE HAS BEEN PLACED, SHALL BE SAND SEALED.
9. PAVEMENT SMOOTHNESS – FURNISH A 12FT (3.6M) STRAIGHTEDGE. TEST WITH A 12FT (3.6M) STRAIGHTEDGE PARALLEL TO AND PERPINDICULAR TO THE CENTERLINE. THE PAVEMENT SURFACE SHALL NOT VARY BY MORE THAN 1/4 INCH (6MM). MARK AREAS NOT MEETING THE SURFACE SMOOTHNESS TOLERANCE.
10. PLACE INSPECTOR APPROVED GEO–FABRIC BETWEEN SUBGRADE AND BASE ROCK.

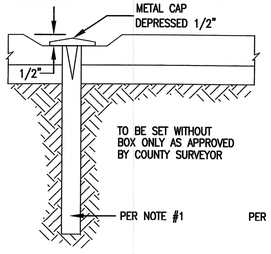
MINIMUM AMBIENT TEMPERATURES

NOMINAL SPECIFIED COMPACTED THICKNESS OF INDIVIDUAL COURSES	WEARING COURSES	ALL OTHER COURSES
LESS THAN 1–1/2"	60 DEGREES (F)	60 DEGREES (F)
1–1/2" TO 2–1/2"	50 DEGREES (F)	40 DEGREES (F)
2–1/2" AND OVER	40 DEGREES (F)	40 DEGREES (F)

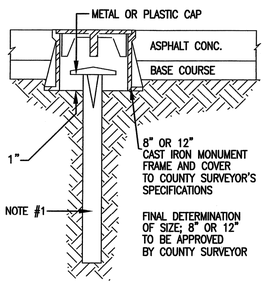
City of Sherwood Oregon

REVISIONS	DATE	STANDARD DRAWING TITLE	DRAWING NUMBER
R-0	11-09-98	STREET SECTIONS NOTES	ST-5-3
R-1, Revised Title/Notes	06-01-06		
R-2, Revised Drawing No.	12-12-06	APPROVED BY	DATE

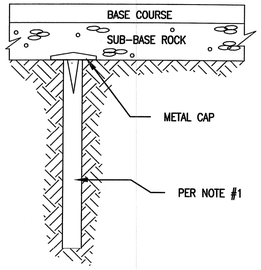
A. FOR USE IN PAVED ROADS



B. FOR USE IN PAVED ROADS

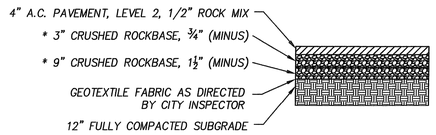


C. FOR USE IN GRAVEL ROADS



NOTE #1:
ALL MONUMENTS SHALL USE EITHER 5/8" DIA. x 30" LONG IRON ROD OR 3/4" INSIDE DIA. x 30" LONG GAVANIZED IRON PIPE.

WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION	CENTERLINE SURVEY MONUMENT DETAIL
REVISION / DATE	WASH. COUNTY NO. M–404 (MOD.)

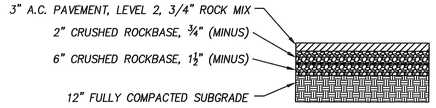


NOTE: SEE STD DETAIL ST–5–3 FOR ADDITIONAL REQUIREMENTS

IF APPROVED BY THE CITY ENGINEER
* ROCK SECTION CAN BE REDUCED TO 4" ¾"(MINUS) ON COPPER TERRACE AND LOOP ROAD BY AMENDING THE TOP 12" OF SUBGRADE WITH CEMENT (6% BY WEIGHT).

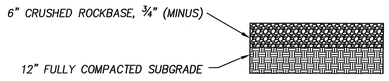
ROAD PAVEMENT SECTION

N.T.S.



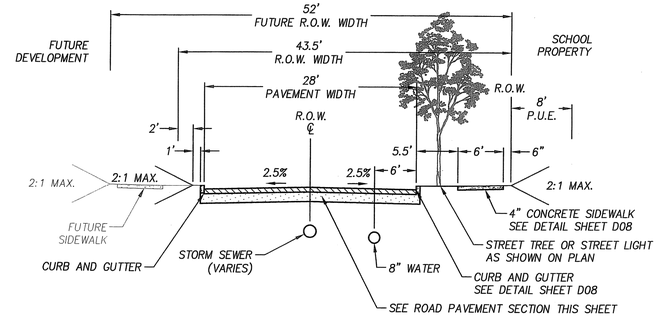
PRIVATE ASPHALT DRIVE PAVEMENT SECTION

N.T.S.



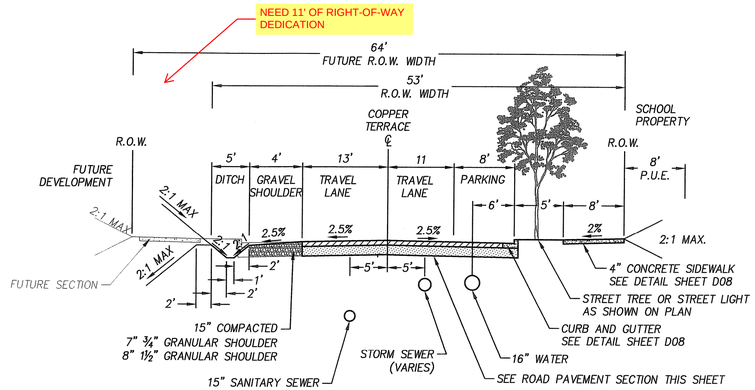
PRIVATE GRAVEL DRIVEWAY PAVEMENT SECTION

N.T.S.



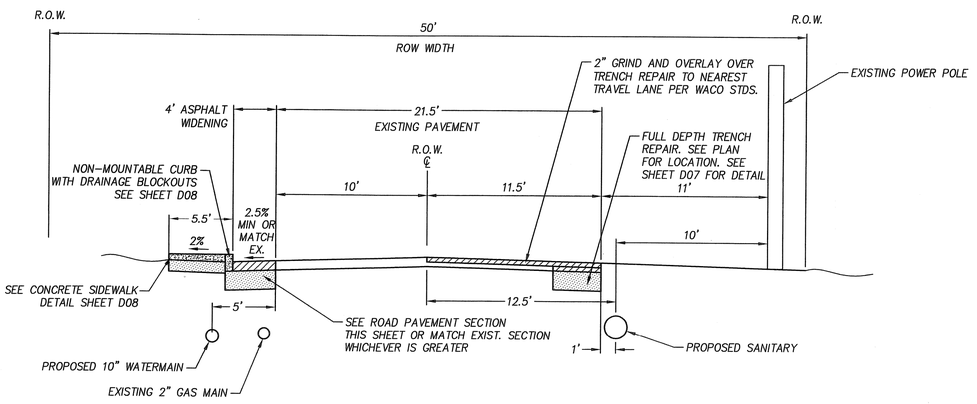
NURSERY WAY 3/4–STREET TYPICAL SECTION

CITY OF SHERWOOD 28' STANDARD RESIDENTIAL LOOKING EAST
N.T.S.



COPPER TERRACE HALF–STREET TYPICAL SECTION

CITY OF SHERWOOD 38' NEIGHBORHOOD ROUTE LOOKING NORTH
N.T.S.



EDY ROAD TYPICAL SECTION

AT COPPER TERRACE LOOKING EAST
N.T.S.

AS-BUILT INFORMATION PROVIDED IS BASED ON DESIGN DRAWINGS AND MODIFIED ONLY BY DATA FURNISHED BY THE CONTRACTOR.

AS BUILT SET

TYPICAL SECTIONS & PAVING DETAILS

NEW ELEMENTARY AND MIDDLE SCHOOL

SHERWOOD, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 11, 2003 — BENJAMIN R. KAS — 70,083 — EXPIRES: 12/31/

DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	KAS
DATE:	JUNE 2009

NO.	DESCRIPTION	DATE
A	ADDENDUM #2	8-3-07
B	ADDENDUM #3	8-7-07
C	ON-SITE STORM CHANGES	8-8-07
D	CITY OF SHERWOOD GRADING REVIEW COMMENTS	8-8-07
E	WATER QUALITY SWALE CHANGES	8-8-07
F	ENGINEERING PERMIT REVIEW COMMENTS	9-6-07
G	WASH. CO. FACILITIES PERMIT REVIEW	9-13-07
H	WASHINGTON COUNTY REVIEW	11-20-07
I	DAYBREAK UTILITY COORDINATION	2-4-08

REVISIONS

SHEET NO.
D01

JOB NO.
DOW-08

P:\DOW-08\DOW08-DWGS\C3D PUBLIC SHEETS\ DOW08-D01.dwg

WASHINGTON COUNTY CASE FILE 07-929

P★R★I★D★E
DISPOSAL COMPANY
P.O. Box 820 Sherwood, OR 97140
Phone: (503) 625-6177 Fax: (503) 625-6179

October 27, 2025

Arthur Graves
City of Sherwood
Planner

Re: Pinot Glen Subdivision

We have reviewed the site plan for the above-mentioned subdivision. We will be able to service the lots as they've been laid out. The residents will be responsible for placing their totes curbside on the nearest public road on collection day.

Any future modifications to this plan will require additional approval.

If you have any additional questions, feel free to contact me.

Sincerely,

Kristen Tabscott
Pride Disposal Company
ktabscott@pridedisposal.com
(503) 625-6177

PINOT GLEN

A 41 LOT SUBDIVISION ON TAX LOT 400, 600 & 700 TAX MAP 2S130CC
21710, 21820 & 21760 SW ELWERT ROAD, SHERWOOD, OREGON, 97140

APPLICANT

RIVERSIDE HOMES
15350 SW SEQUOIA PARKWAY, SUITE 320
BEAVERTON, OR 97006
NIKI MUNSON
PHONE (503) 545 0966
EMAIL: NMUNSON@RIVERSIDEHOMES.COM

OWNER

ALEXANDER CATHERINE M TRUST & ALEXANDER FAM CRED. SHELTER TRUST
(TAX LOT 400 & 700)
11401 SW 107TH PL
TIGARD, OR 97223

SCHENDEL ALAN (TAX LOT 600)
12599 SW BRIDGEVIEW CT.
TIGARD, OR 97223

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE: (503) 643-8286
CONTACT: MATT SPRAGUE

PROJECT ARBORIST

MORGAN HOLEN & ASSOCIATES LLC
3 MONROE PARKWAY, SUITE P 220
LAKE OSWEGO, OREGON 97035
CONTACT: MORGAN HOLEN
PHONE: (971) 409-9354
EMAIL: MORGAN@MHOLEN.COM

LANDSCAPE ARCHITECT

CASCARA LAND DESIGN, LLC
PHONE (541) 913-2230
CONTACT: CURTIS RILEY, PLA, LEED AP
EMAIL: CURTIS@CASCARALANDDESIGN.COM

SITE INFORMATION

TAX MAP:	2S130CC
TAX LOT:	400, 600, & 700
SITE ADDRESS:	21710, 21820 & 21760 SW ELWERT ROAD SHERWOOD, OREGON, 97140
SITE SIZE	7.26 ACRES
ZONING	MDRI & MDRH

VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 39.

DESCRIPTION: A 3" BRASS DISK INSCRIBED "WASH. CO. BM 118" SET CONCRETE FILLED WITH METAL, NORTH SIDE OF BROOKMAN ROAD ON THE EXTENDED CENTER LINE OF ELWERT ROAD.

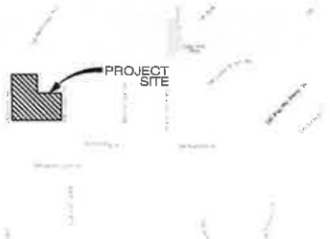
ELEVATION: 210.23' NGVD 29

UTILITIES

WATER	CITY OF SHERWOOD
SEWER	CITY OF SHERWOOD
STORM	CLEAN WATER SERVICES
GAS	NORTHWEST NATURAL GAS
TELEPHONE	FRONTIER
CABLE TV	COMCAST



SITE MAP
SCALE 1" = 100'



VICINITY MAP
NTS

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P0.0	COVER SHEET
P1.0	PRELIMINARY PLAT
P2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
P2.1	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P2.2	PRELIMINARY TREE PRESERVATION NOTES AND TREE TABLE
P3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
P4.0	PRELIMINARY STREET PLAN
P4.1	TYPICAL SECTIONS
P4.2	PRELIMINARY STREET PROFILES
P4.3	PRELIMINARY STREET PROFILES
P4.4	PRELIMINARY STREET PROFILES
P4.5	PRELIMINARY STREET PROFILES
P4.6	PRELIMINARY STREET PROFILES
P5.0	PRELIMINARY COMPOSITE UTILITY PLAN
P6.0	CIRCULATION & AERIAL PLAN
L1.0	STREET TREE, OPEN SPACE & WATER QUALITY PLANTING PLAN

PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
AN MBE/WBE FIRM
WWW.PD-GRP.COM

COVER SHEET

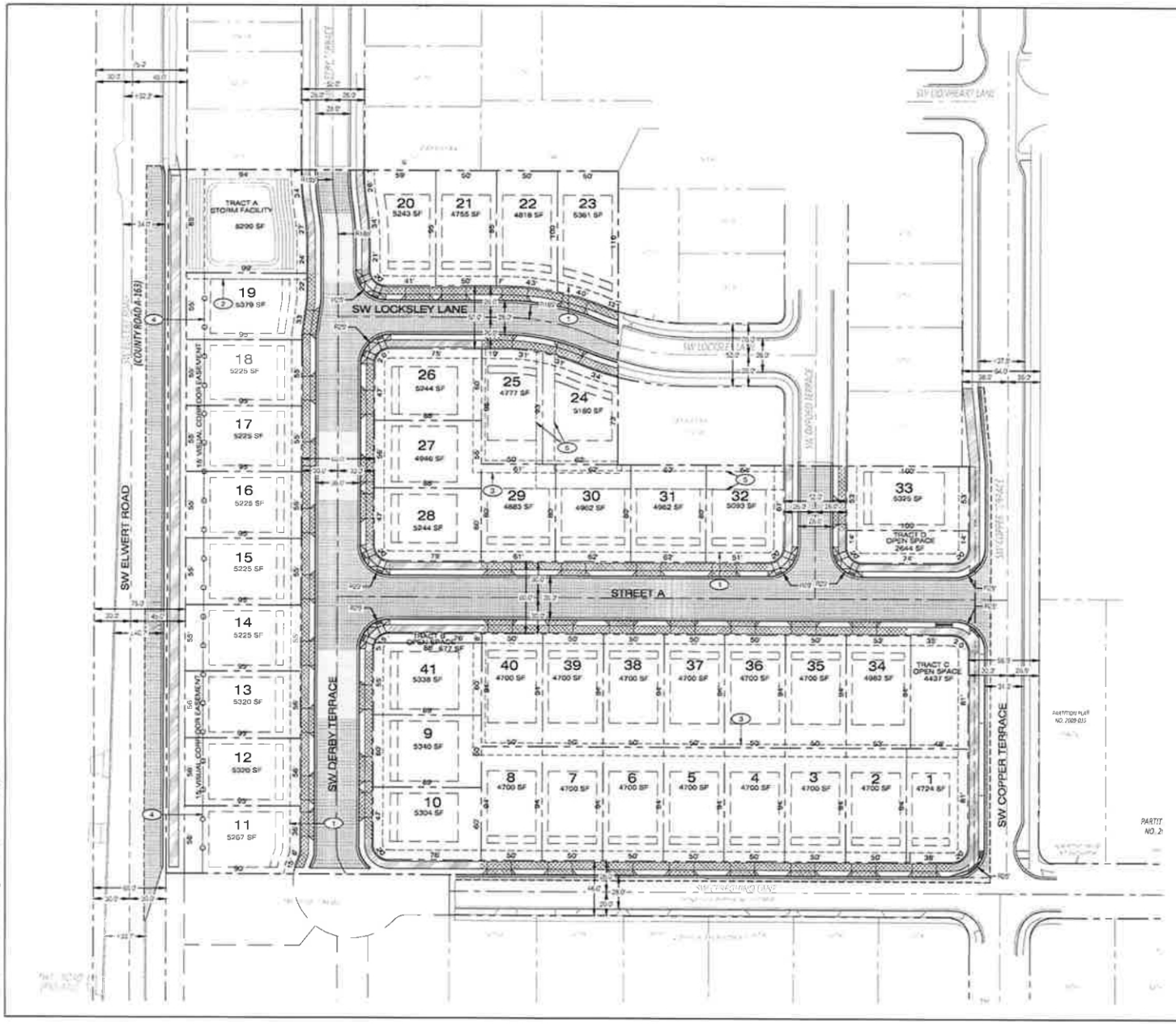
PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by WJS Date 09/2025
Drawn by IAS Date 09/2025
Reviewed by MJS Date 09/2025
Project No 131-035 REF:
Horiz. Scale:
Vert. Scale:

No.	Date	Revision	By

Project PINOT GLEN
No. 131-035
Type PLANNING
Sheet P0.0

B:\Projects\131-035 Planning\131035_P0 Cover.dwg, 10/7/2025 1:50:13 PM



LEGEND

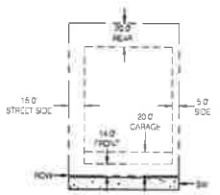
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER

EASEMENT NOTES

1. PROPOSED 8.0' WIDE P.U.E. (TYP.).
2. PROPOSED 5.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
3. PROPOSED 10.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
4. PROPOSED 15.0' WIDE VISUAL CORRIDOR EASEMENT.
5. PROPOSED 15.0' WIDE PUBLIC STORM EASEMENT.

SETBACKS (MDRL & MDRH)

FRONT BUILDING	14 FT.
FRONT GARAGE	20 FT.
SIDE YARD	5 FT.
STREET SIDE YARD	15 FT.
REAR BUILDING	20 FT.



PROPOSED MDRL & MDRH SETBACKS

NTS

SCALE
40 0 20 40
1 INCH = 40 FEET

PIONEER DESIGN GROUP
9020 SW WASHINGTON SQUARE, SUITE 440
PORTLAND, OREGON | HONOLULU, HAWAII
PH 503.643.3286
WWW.PD-GRP.COM

PRELIMINARY

PRELIMINARY PLAT

PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by	WO	Date	09/2025
Drawn by	NJ	Date	09/2025
Reviewed by	AKS	Date	09/2025
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project
PINOT GLEN
No.
131 035
Type
PLANNING
Sheet
P1.0

Notice of SB 1537 Exemption Application Under Review

The city submitted an exemption request to the HAPO on September 22, 2025, and during review of the city's application, the mandatory adjustment provisions of Senate Bill 1537 (2024 Session) do not apply until the HAPO issues a final decision, which must be issued within 120 days or by January 20, 2026. Interested parties may sign up to receive public notice for the city's application on DLCD's Housing GovDelivery, including a 45-day opportunity to submit public comments during the 120-day review period.

Because the City of Sherwood has submitted a pending SB 1537 exemption application to DLCD, the City will apply its local adjustment review process in lieu of the mandatory adjustment provision of SB 1537. Adjustment requests will be reviewed under Sherwood Municipal Code (SMC) 16.84 and any related procedures.

Applicants for the development of housing may request an adjustment to the following categories of standards under the City's local process:

- Dimensional standards, including setbacks, lot coverage, and building height
- Residential design standards that are clear and objective
- Site design requirements related to landscaping, open space, and screening
- Off-street parking ratios

A full list of eligible standards for adjustments and the relevant procedures and approval criteria may be found under:

SMC 16.84 Variances

SMC 16.40 Planned Unit Developments

SMC 16.68 Infill Development Standards

For more information contact the Planning Department at planning@sherwoodoregon.gov or 503-925-2308.

EXHIBIT A2

From: Matt Sprague
To: Arthur Graves
Cc: Sean Conrad; Niki Munson
Subject: Pino Glen
Date: Thursday, March 26, 2026 11:05:05 AM

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 Arthur:

The applicant, Riverside Homes, respectfully requests that the city not deem the application complete at this time regardless of the request to do so in the resubmittal. A potential change to the plan is being considered and we'll be in touch to discuss this further soon.

Thanks,

Matthew L. Sprague Principal | Direct 971.708.6249
PIONEER DESIGN GROUP, INC. CIVIL ENGINEERING | LAND USE PLANNING | LAND SURVEYING | LANDSCAPE ARCHITECTURE
OREGON: 9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 **P** 503.643.8286
HAWAI'I: 711 Kapiolani Blvd., Suite 1450 Honolulu, HI 96813 **P** 808.400.5959
pd-grp.com

EXHIBIT A3

From: Niki Munson
To: Arthur Graves; Wayne Hayson
Cc: Eric Rutledge; Sean Conrad; Matt Sprague
Subject: RE: Riverside at Pinot Glen LU 2025-012 SUB
Date: Wednesday, April 8, 2026 1:52:33 PM
Attachments: image001.png

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And you can deem it incomplete. Let's just get your letter so we can turn our application in and get it deemed complete. I will add we think we did supply all of the missing information, but that point is moot. Please be advised when we resubmit, we will approach the same way and ask you to deem complete according to ORS 227.178(2)(a). But we need to know what the City would like to see.

Thanks-
Niki

From: Niki Munson
Sent: Wednesday, April 8, 2026 1:42 PM
To: 'Arthur Graves' <gravesa@sherwoodoregon.gov>; Wayne Hayson <whayson@pd-grp.com>
Cc: Eric Rutledge <RutledgeE@SherwoodOregon.gov>; Sean Conrad <conrads@sherwoodoregon.gov>; Matt Sprague <MSprague@pd-grp.com>
Subject: RE: Riverside at Pinot Glen LU 2025-012 SUB

Arthur,

Can you send our team the letter from 3/31? It should still apply as you presumably prepared it before the other property was being contemplated. Thank you.

Niki Munson
Land Acquisition and Development Manager
Riverside Homes
15350 SW Sequoia Parkway, Suite 320, Portland, OR 97224
503-645-0986 ext 104 (office) or 971-222-9965 (cell)

From: Arthur Graves <gravesa@sherwoodoregon.gov>
Sent: Wednesday, April 8, 2026 1:35 PM
To: Wayne Hayson <whayson@pd-grp.com>
Cc: Eric Rutledge <RutledgeE@SherwoodOregon.gov>; Sean Conrad

<conrads@sherwoodoregon.gov>; Niki Munson <NMunson@riversidehome.com>; Matt Sprague <MSprague@pd-grp.com>
Subject: RE: Riverside at Pinot Glen LU 2025-012 SUB

Hi Wayne,

Thank you again for reaching out to help clear up some of the confusion with the submittal.

As I mentioned in my 4.30.2026 email, not all of the issues in the Incomplete Letter (dated 11.21.2025) have been addressed and so ORS 227.178(2)(a) cannot be applied. However, you could direct staff to deem the project complete per ORS 227.178(2)(b).

Regarding mention of an Incomplete Letter dated 3.31.2026: I had written a second Incomplete Letter that I intended to send out over a week ago but held off as it seemed like the scope of the project was expanding with the addition of an adjacent property. Because it became uncertain how the project was going to move forward and/or if it would be withdrawn and resubmitted, etc. I held off on sending that Incomplete Letter out.

While it is preferable that the project remain incomplete so that the second Incomplete Letter can be sent out and issues can be addressed, (as mentioned above) the project could be deemed complete via ORS 227.178(2)(b).

At this point the following would be helpful:

1. Please clarify if you would like the project to be deemed complete or not.
2. If the project is to remain incomplete, I will forward the second Incomplete Letter as soon as possible.
3. If the project is to be deemed complete, please complete and return the attached 120-Time Extension Form. Once this has been received the substance of the second Incomplete Letter will be forwarded as necessary issues to address moving towards an approvable submittal.

Thank you,
Art

From: Wayne Hayson <whayson@pd-grp.com>
Sent: Friday, April 3, 2026 3:42 PM
To: Arthur Graves <gravesa@sherwoodoregon.gov>
Cc: Eric Rutledge <RutledgeE@SherwoodOregon.gov>; Sean Conrad <conrads@sherwoodoregon.gov>; Niki Munson <NMunson@riversidehome.com>; Matt Sprague <MSprague@pd-grp.com>
Subject: RE: Riverside at Pinot Glen LU 2025-012 SUB

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Hi Arthur,

I just wanted to note that we requested acceptance based on ORS 227.178(2)(a), as our March 9, 2026, submittal addressed all items from your November 21, 2025, letter.

I noticed you mentioned a subsequent letter dated March 31, 2026, which I don't see in our records. Could you let me know how and when that was sent so I can track it down? In the meantime, I'd appreciate it if you could email me a copy as soon as possible so I can review it right away.

Thanks for your help!

Wayne Hayson | PLANNING MANAGER | D 971.708.6274
PIONEER DESIGN GROUP, INC. CIVIL ENGINEERING | LAND USE PLANNING | LAND SURVEYING | LANDSCAPE ARCHITECTURE

From: Arthur Graves <gravesa@sherwoodoregon.gov>
Sent: Friday, April 3, 2026 12:19 PM
To: Wayne Hayson <whayson@pd-grp.com>
Cc: Eric Rutledge <RutledgeE@SherwoodOregon.gov>; Sean Conrad <conrads@sherwoodoregon.gov>; Niki Munson <NMunson@riversidehome.com>; Matt Sprague <MSprague@pd-grp.com>
Subject: RE: Riverside at Pinot Glen LU 2025-012 SUB

Hi Wayne,

Thank you for reaching out to help clarify some of the confusion.

Note, per the email from Matt Spraque on March 26, 2026 (attached), the project was directed to remain incomplete.

Also, staff is not able to deem the project complete per ORS 227.178.2.a because all of the information responding to the Incomplete Letter, dated 03.31.2026, has not been provided. Staff would be happy to provide the applicant with a full Incompleteness Letter addressing outstanding issues. Alternatively, you could indicate that you would like the project to be deemed *complete* per ORS 227.178.2.b.

Lastly, staff is still not clear on the direction of this project regarding the scope increase that includes the additional tax lot located south-west of the existing site. Staff has reached out repeatably for clarity on this and has not received a response.

In the interest of helping to move this project forward staff suggests that the project remain *incomplete* so that the applicant team has time to clarify the project's scope and respond to outstanding completeness issues.

Please reach out if you have any questions.

Thank you,
Art

Arthur Graves
City of Sherwood
Planner, Community Development Department
gravesa@sherwoodoregon.gov
Phone: 503.625.4288

From: Wayne Hayson <whayson@pd-grp.com>
Sent: Wednesday, April 1, 2026 4:59 PM
To: Arthur Graves <gravesa@sherwoodoregon.gov>
Cc: Matt Sprague <MSprague@pd-grp.com>; Niki Munson <NMunson@riversidehome.com>
Subject: RE: Riverside at Pinot Glen LU 2025-012 SUB

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HI Arthur,

In addition to the above, the applicant will grant the City an extension covering the period from the date of resubmittal until tomorrow, in order to allow the City to retain the full 120-day review timeframe. I believe this amounts to a 20-day extension.

Regards

Wayne Hayson I PLANNING MANAGER I D 971.708.6274
PIONEER DESIGN GROUP, INC. CIVIL ENGINEERING I LAND USE PLANNING I LAND SURVEYING I LANDSCAPE ARCHITECTURE

From: Wayne Hayson
Sent: Wednesday, April 1, 2026 4:57 PM
To: Arthur Graves <gravesa@sherwoodoregon.gov>
Cc: Matt Sprague <MSprague@pd-grp.com>; Niki Munson <NMunson@riversidehome.com>
Subject: Riverside at Pinot Glen LU 2025-012 SUB

Hi Arthur,

I am writing to repeat the request that the City of Sherwood accept the Riverside at Pinot Glen LU 2025-012 SUB application as complete for review in accordance with ORS 227.178.(2)(a), as detailed in our resubmittal letter dated 3/11/2026.

I trust that this message is sufficient to ensure that the acceptance occurs.

Please let me know if you have any questions.

Regards

Wayne Hayson I PLANNING MANAGER I D 971.708.6274
PIONEER DESIGN GROUP, INC. CIVIL ENGINEERING I LAND USE PLANNING I LAND SURVEYING I LANDSCAPE ARCHITECTURE
OREGON: 9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286
HAWAII: 711 Kapiolani Blvd., Suite 1450 Honolulu, HI 96813 **P** 808.400.5959
pd-grp.com

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EXHIBIT A4

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.sherwoodoregon.gov

Mayor
Tim Rosener

Council President
Kim Young

Councilors
Renee Brouse
Taylor Giles
Keith Mays
Doug Scott
Dan Standke

City Manager
Craig Sheldon

Assistant City Manager
Kristen Switzer

April 09, 2026

Owner
Alan Shendel (Tax lot 2S130CC00600)
12599 SW Bridgeview Ct
Tigard, OR 97223

Applicant
Riverside Homes
15350 SW Sequoia Parkway, Suite #320
Portland, OR 97224

Owner
Alexander, Catherine M Trust & Alexander Farm Cred. Shelter Trust (Tax lots 2S130CC00400 and 2S130CC00700)
11401 SW 107th Place
Tigard, OR 97223

RE: 21760, 21710, 21820 SW Elwert Road, Pinot Glen Subdivision':
39-lot single family detached dwelling units.

Type III – Subdivision
Case File No. LU 2025-012 SUB – Requested Incompleteness Items

Dear Riverside Homes,

The City of Sherwood values Riverside Homes continued investment in Sherwood and we look forward to working with you and your team to move this project towards construction.

A review of the applicant's submitted materials by staff has determined that their application is **incomplete** at this time. Please provide the following for staff to deem the application complete and schedule this matter for a hearing.

Required Information:

1. To ensure that the lot size code standard is being met, please provide clarity regarding lot size averaging, per Sherwood Municipal Code (SMC) 16.120.020.E. Resubmitted drawings (i.e. sheet P1.0) are not consistent with the table provided on page 58 of the "Compliance Narrative" document. This clarification is required to ensure that an adjustment or Planned Unit Development is not required.

2. Please revise submitted narrative to directly address each of the *Approval Criteria* individually, per SMC 16.120.040. If citing a sheet, detail, spec, etc. specifically cite the page number, sheet number, detail, etc.

3. Please address/show how and where the required minimum five percent (5%) open space is located, per SMC 16.120.040 and 16.140.030. Provide a separate landscape sheet with unique hatch and area callouts to support this. Show calculations to support and confirm that this requirement has been met. This information is needed to ensure that an adjustment or Planned Unit Development is not required.
   Note: The response sheet labeled P1.0 does not provide the necessary information to determine if this code requirement is met. Please clarify on the plan what is included in the approximately 211,052 sq ft of net buildable area mentioned on page 65 of the "Compliance Narrative" document.

4. Lots 9, 8, and 39 have been altered from the initial submittal and now do not meet the 20' rear setback requirement. The plans may be revised to provide a 20 ft. rear setback, or a Planned Unit Development may be pursued as Class A Variances to subdivisions are not allowed, per 16.84.030.C.

5. A Type II Design Modification is required for all transportation standards under SMC 16.106 that are not met. This Type II application is in addition to any Engineering Design Modifications required by the Engineering Design Manual. Staff have identified the following standards that are not met based on the initial proposal:

   a. Typical street cross section for a local residential street.
   b. Local street connectivity shown in Figure 18 of the Transportation System Plan
   c. Block length for SW Derby Terrace / SW Cereghino Lane (exceeds 530 ft.)

   The applicant's submitted response to the approval criteria does not include the necessary information explaining why or how the criteria is being met. For example, the applicant's response to 16.106.020.E.4.a. states, "*The proposed modifications adhere to the goals of the Sherwood Comprehensive Plan and Transportation System plan as much as possible given the existing site conditions. The requested modifications have been minimized as required*." Please provide an explanation of which *Sherwood Comprehensive Plan and Transportation System plan* goals are being adhered to and why or how they are being met, an explanation of the existing site conditions that are a constraint, and specifically what the code requirement is and what the modification intends to be or provide in return.

   Please revise responses to clearly articulate each requested Modification. In each response explain what the standard is and what the proposed Modification request is in comparison. In addition, address each Modification separately regarding the approval criteria (16.106.020.E.4).

   Note: It is difficult to evaluate any of the requested modifications at this point due to the incomplete responses. The proposed Modifications will be further reviewed for approvability once additional information is provided. As the revised street width standards are a direct result of Council's desire for additional on street parking (see Ordinance 2022-005, Attachment B), staff recommends every attempt be made to

meet the current street width standards and/or provide an amenity or design solution that better meets the standards of the requested Modification(s).

This information is required in order to ensure that a Planned Unit Development is not required.

Issues to be Addressed / Advisory Comments:

- The proposed "open space" area fronting SW Copper Terrace, Street A, and SW Oxford Terrace does not meet the code's usable areas description. In addition, embedded within the "open space" requirement (16.140.030.A) that mentions precedents such as "public parks, swimming and wading pools, grass areas for picnics and recreational play…" is the understanding that these areas are to be relaxing and safe. Staff notes that the proposed open space areas front three streets, are significantly less deep than a typical lot, and are designed and landscaped in a way that results in users being closer to those frontages rather than to be buffered from them. Staff recommends locating one large open space area within the development, with one frontage, that provides an area where residents and visitors can safely play and relax. Please consider using Lot 21 to meet this requirement. Lot 21 is located within the development, has a single frontage, and abuts the existing open space from the development to the north, collectively providing a significant safe and usable open space amenity to the development and community.

- To meet the code standard 16.128.020 a multi-use path providing safe and usable connection from SW Elwert Road to SW Derby Terrace will be required. The path will be required to be concrete so that it is consistent with the sidewalk materials on SW Elwert Road to SW Derby Terrace. Please use the "Feeder Trail", Figure 16F in the TSP, for the required width and dimensions, see Attachment C.

Once your application is considered complete, we will schedule this matter for a public hearing. Note: Once staff have deemed the application complete, the applicant will need to provide one (1) folded and complete set of the application along with one (1) updated electronic copy of the application prior to the decision being issued.

If you have any questions, please contact me at 503.625.4288 or gravesa@sherwoodoregon.gov.

In accordance with ORS 227.178(2) your application will be deemed complete once we have received:

1. All of the missing information noted; or
2. Some of the missing information and written notice that no additional information will be provided; or
3. Written notice that no additional information will be provided.

Please note you have 180 days **(04/22/2026)** from the date the application was first submitted **(10/24/2025)** to respond in one of the three ways listed above, or the application will be deemed void per ORS 227.178(4).

Sincerely,



Arthur Graves, Associate Planner
City of Sherwood

Attachment(s):

- Attachment A: INCOMPLETE LETTER dated November 21, 2025
- Attachment B: Ordinance 2022-005
- Attachment C: TSP Figure 16F – “Feeder Trail”

CC: Craig Christensen, Senior Civil Engineer

Case File

ATTACHMENT A

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.sherwoodoregon.gov

Mayor
Tim Rosener

Council President
Kim Young

Councilors
Renee Brouse
Taylor Giles
Keith Mays
Doug Scott
Dan Standke

City Manager
Craig Sheldon

Assistant City Manager
Kristen Switzer

November 21, 2025

Owner
Alan Shendel
(Tax lot 2S130CC00600)
12599 SW Bridgeview Ct
Tigard, OR 97223

Applicant
Riverside Homes
15350 SW Sequoia Parkway, Suite #320
Portland, OR 97224

Owner
Alexander, Catherine M Trust & Alexander Farm Cred. Shelter Trust
(Tax lots 2S130CC00400 and 2S130CC00700)
11401 SW 107th Place
Tigard, OR 97223

RE: 21760, 21710, 21820 SW Elwert Road, Pinot Glen Subdivision': 41-lot single family detached dwelling units.
Type III – Subdivision
Case File No. LU 2025-012 SUB – Requested Incompleteness Items

The City of Sherwood values Riverside Homes continued interest and investment in the Sherwood community and looks forward to bringing this project to fruition. A review of the submitted materials by staff has determined that their application is **incomplete** at this time. Please provide the following for staff to deem the application complete and schedule this matter for a hearing.

Required Information:

1. Please provide clarity regarding lot size averaging, per Sherwood Municipal Code (SMC) 16.120.020.E.
2. Please revise the submitted narrative to directly address each of the *Approval Criteria* individually, per SMC 16.140.040. If needed, specifically cite the page number, sheet number, detail, etc.
3. Please address/show setback, frontage, and width requirements, per SMC 16.120.040.
4. Please address/show how and where the required minimum five percent (5%) open space is located, per SMC 16.120.040. Provide a separate landscape sheet with unique hatch for the open spaces, and include area square footage callouts to support this.

Courtesy Note: Areas proposed to meet the “open space” requirement (16.140.030.A) must be “usable areas”. The “storm water facility” (“Tract A”) cannot be used within the open space calculation. Tract B also cannot be counted as a “usable” space due to its small size and isolated nature. It appears Tract B is placed in this location to avoid two front setbacks for Lot 41. Staff is happy to work with the applicant to find other solutions to allow development of the lot.

5. Please address how 16.106.070, *Bike Lanes*, is being met.
   Note: The TSP, Vol 1, page 49, Figure 13, shows a proposed bike lane to be located on SW Elwert.
6. Pursuant to SMC 16.106.020(E), a Type II Design Modification is required for all transportation standards under SMC 16.106 that are not met. This Type II application is in addition to any Engineering Design Modifications required by the Engineering Design Manual. Staff have identified the following standards that are not met based on the initial proposal:
   a. Typical street cross section for a local residential street.
   b. Local street connectivity shown in Figure 16 of the Transportation System Plan
   c. Block length for SW Derby Terrace / SW Cereghino Lane (exceeds 530 ft.)

The applicant is encouraged to review SMC 16.106 in detail and identify any other standards that are not met as the plans are revised for resubmittal.

See attachments for additional completeness comments from:

- City of Sherwood Engineering Department
- PRIDE Disposal Company

Note – the application was routed to Washington County for completeness review, and no comments were provided.

Courtesy comments:

A 15 ft. wide visual corridor is required along SW Elwert Road pursuant to SMC 16.140.040. While the visual corridor can overlap with required rear setbacks of private lots, the code does not allow fences in the visual corridor easement. Based on the plans, the usable rear yard for lots 11 – 19 will be only a few feet deep. Compliance with the visual corridor standard, including the absence of fences, will be verified prior to occupancy of each home. A fence is permitted along the eastern boundary of the visual corridor. Staff are happy to discuss alternative designs for the subdivision that will allow more usable yard space for properties along Elwert Road while meeting the visual corridor standard.

The City has applied for an exemption to SB 1537 (2024) Mandatory Adjustments. Additional details are provided in Attachment C.

Conclusion:

Once your application is considered complete, we will schedule this matter for a public hearing. Note: Once staff have deemed the application complete, the applicant will need to

provide three (3) folded and complete set of the application along with one (1) updated electronic copy of the application prior to the decision being issued.

If you have any questions, please contact me at 503.625.4288 or gravesa@sherwoodoregon.gov.

In accordance with ORS 227.178(2) your application will be deemed complete once we have received:

1. All of the missing information noted; or
2. Some of the missing information and written notice that no additional information will be provided; or
3. Written notice that no additional information will be provided.

Please note, this application was first submitted on 10.24.2025. Applicants are provided 180 days from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void per ORS 227.178(4). **180 days from 10.24.2025 is 04.22.2026**.

Sincerely,



Arthur Graves, Associate Planner
City of Sherwood

Attachment(s):

- Attachment A: City of Sherwood Engineering Department comments dated October 31, 2025.
- Attachment B: PRIDE Disposal Company comments, dated October 27, 2025.
- Attachment C: SB 1537 Exemption Notice

CC: Craig Christensen, Senior Civil Engineer

Case File

Engineering Department
Land Use Application
Completeness Review Comments

Home of the Tualatin River National Wildlife Refuge

To:	Arthur Graves, Associate Planner
From:	Craig Christensen P.E., Senior Civil Engineer
Project:	Pinot Glen (LU2025-011)
Date:	October 31, 2025

Engineering staff has reviewed the information provided for the above referenced private development project for submittal completeness. LU submittals 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 (TVF&R), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Engineering Department – Overall Completeness Review Decision

Based on the individual public infrastructure reviews listed below, the LU submittal for Pinot Glen (LU 2025-011) is ***deemed incomplete*** at this time.

General Description

The subject site consists of a 3 under-developed parcels of land (+/-7.26 acres total) located between SW Copper Terrace and SW Elwert Road, north of SW Cereghino Lane. The property currently has 3 points of access to SW Elwert Road. The property is zoned for residential.

Existing Conditions Plan

The following is a list of items for completeness:

1. There is no existing water line within SW Elwert Road along the subject property frontage.
2. Does not show neighboring driveway on the east side of SW Copper Terrace across from new intersection.

Review and Conclusion: For the purposes of the Existing Condition Plan section, the application is ***deemed incomplete*** for Engineering LU review.

Grading and Erosion Control

The application has included a grading plan and erosion control plan.

Review and Conclusion: For the purposes of Grading and Erosion Control, the application is ***deemed complete*** for Engineering LU review.

Transportation

The following is a list of items for completeness:

1. Need design modification request for local street intersections that are less than 200 feet apart.
2. Need design modification request for local street with a curb to curb width of less than 36 feet.
3. Right-of-way dedication will need to be to a total street width of 64 feet along SW Copper Terrace with a 38-foot wide curb to curb street. See attached typical section.

4. SW Derby Terrace Curb line on parking side needs to be consistent between the 28-foot and 36-foot street sections so that the driving lanes line up through the intersection. This will affect the right-of-way line location and changes lot layouts.

The following are non-completeness items:

1. A bulb-out at the SW Copper Terrace/SW Cereghino Lane intersection will likely be required matching the opposite side of SW Copper Terrace.
2. Coordinate location of sidewalk ramps with Sherwood Engineering Department prior to design.
3. Will need to dedicate an 8-foot wide PUE along the frontage of SW Elwert Road.

Review and Conclusion: For the purposes of the Transportation section, the application is ***deemed incomplete*** for Engineering LU review.

Sanitary Sewer

The preliminary plan shows how the subject development can provide public sanitary sewer service to the proposed building.

Review and Conclusion: For the purposes of the Sanitary Sewer section, the application is ***deemed complete*** for Engineering LU review.

Storm Sewer

The following is a list of items for completeness:

1. The water quality pond appears to be about 15 feet deep at its deepest at the southeast corner. Need a test pit to determine if this will be beneath the ground water level. If ground water level is higher than proposed pond bottom, alternate design will be necessary for pond(s).
2. No storm sewer manholes in back yards.
3. Existing storm sewer within SW Elwert Road is treated. Catch basins collecting non-treated water should not interconnect with treated storm water.
4. There is a 4-cartridge filter manhole in SW Elwert Street. The preliminary plan appears to be removing this manhole. If removed then the storm water being treated by the manhole will need to be treated in the water quality pond.

Review and Conclusion: For the purposes of the Storm Sewer section, the application is ***deemed incomplete*** for Engineering LU review.

Water

The following is a list of items for completeness:

1. There is no existing water line within SW Elwert Road along the subject property frontage.
2. Need to show proposed water line within SW Elwert Road.

Review and Conclusion: For the purposes of the Water section, the application is ***deemed incomplete*** for Engineering LU review.

Natural Resources

Clean Water Services has stated that there does not appear to be any sensitive areas within 200 feet of the project.

Review and Conclusion: For the purposes of the Natural Resources section, the application is ***deemed complete*** for Engineering LU review.

NOTES:

HOT MIX ASPHALT CONCRETE (HMAC) PLACEMENT

1. THE UPPER 12–INCHES OF THE SUB GRADE SHALL HAVE A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM RELATIVE DENSITY AS DETERMINED BY AASHTO MODIFIED T–99.
2. THE AGGREGATE BASE SHALL HAVE A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM RELATIVE DENSITY AS DETERMINED BY AASHTO T–99.
3. ASPHALT CONCRETE SHALL BE COMPACTED TO ACHIEVE A DENSITY OF NOT LESS THAN 92% OF THE MAXIMUM THEORETICAL DENSITY AS DETERMINED BY AASHTO T–209.
4. AT THE TIME OF ASPHALT APPLICATION:
   – MINIMUM SURFACE TEMPERATURE FOR CLASS "B" MUST BE 45 DEGREES AND RISING.
   – MINIMUM SURFACE TEMPERATURE FOR CLASS "C" MUST BE 50 DEGREES AND RISING.
5. THE PLACING OF ASPHALT CONCRETE WILL BE PERMITTED ONLY DURING DRY WEATHER AND WHEN THE AMBIENT TEMPERATURE IS RISING AND IS EQUAL TO OR GREATER THAN SHOWN IN THE TABLE OF MINIMUM AMBIENT TEMPERATURES.
6. ASPHALT CONCRETE SHALL BE PLACED ON A DRY PREPARED SURFACE.
7. TACK COAT SHALL BE APPLIED AGAINST FACE EDGE OF CURB & AROUND MANHOLE CASTING & OTHER EXPOSED STRUCTURES BEFORE PAVING.
8. ASPHALT EDGES, AFTER ASPHALT CONCRETE HAS BEEN PLACED, SHALL BE SAND SEALED.
9. PAVEMENT SMOOTHNESS – FURNISH A 12FT (3.6M) STRAIGHTEDGE. TEST WITH A 12FT (3.6M) STRAIGHTEDGE PARALLEL TO AND PERPINDICULAR TO THE CENTERLINE. THE PAVEMENT SURFACE SHALL NOT VARY BY MORE THAN 1/4 INCH (6MM). MARK AREAS NOT MEETING THE SURFACE SMOOTHNESS TOLERANCE.
10. PLACE INSPECTOR APPROVED GEO–FABRIC BETWEEN SUBGRADE AND BASE ROCK.

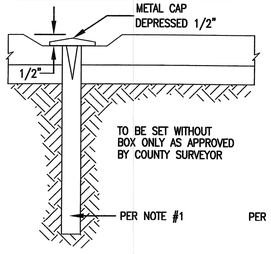
MINIMUM AMBIENT TEMPERATURES

NOMINAL SPECIFIED COMPACTED THICKNESS OF INDIVIDUAL COURSES	WEARING COURSES	ALL OTHER COURSES
LESS THAN 1–1/2"	60 DEGREES (F)	60 DEGREES (F)
1–1/2" TO 2–1/2"	50 DEGREES (F)	40 DEGREES (F)
2–1/2" AND OVER	40 DEGREES (F)	40 DEGREES (F)

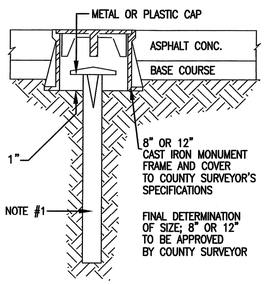
City of Sherwood Oregon

REVISIONS	DATE	STANDARD DRAWING TITLE	DRAWING NUMBER
R-0	11-09-98	STREET SECTIONS NOTES	ST-5-3
R-1, Revised Title/Notes	06-01-06		
R-2, Revised Drawing No.	12-12-06	APPROVED BY	DATE

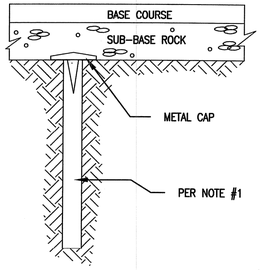
A. FOR USE IN PAVED ROADS



B. FOR USE IN PAVED ROADS

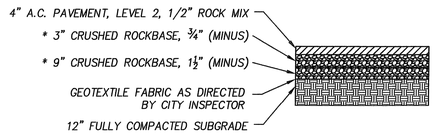


C. FOR USE IN GRAVEL ROADS



NOTE #1:
ALL MONUMENTS SHALL USE EITHER 5/8" DIA. x 30" LONG IRON ROD OR 3/4" INSIDE DIA. x 30" LONG GAVANIZED IRON PIPE.

WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION	CENTERLINE SURVEY MONUMENT DETAIL
REVISION / DATE	WASH. COUNTY NO. M–404 (MOD.)

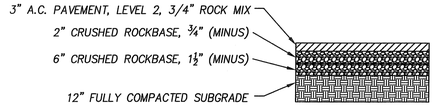


NOTE: SEE STD DETAIL ST–5–3 FOR ADDITIONAL REQUIREMENTS

IF APPROVED BY THE CITY ENGINEER
* ROCK SECTION CAN BE REDUCED TO 4" ¾"(MINUS) ON COPPER TERRACE AND LOOP ROAD BY AMENDING THE TOP 12" OF SUBGRADE WITH CEMENT (6% BY WEIGHT).

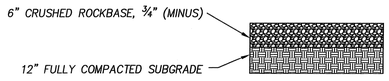
ROAD PAVEMENT SECTION

N.T.S.



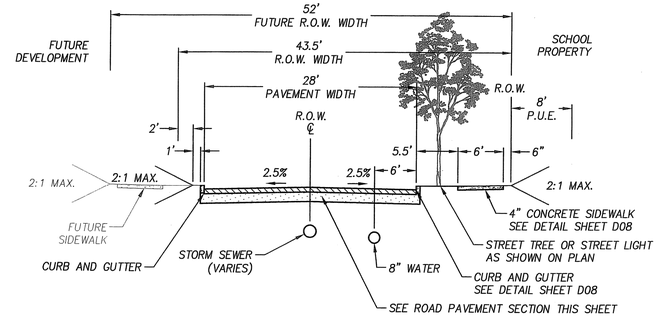
PRIVATE ASPHALT DRIVE PAVEMENT SECTION

N.T.S.



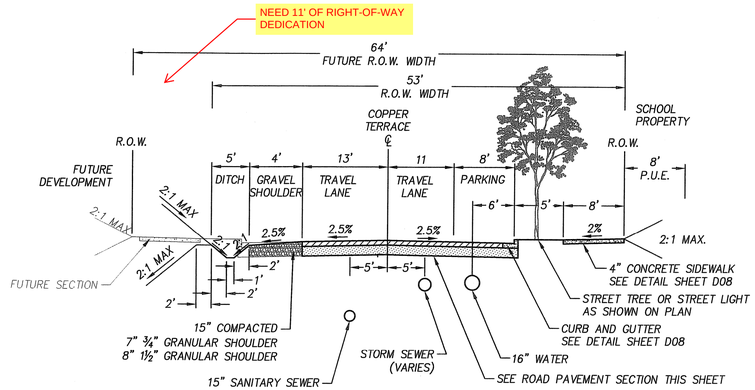
PRIVATE GRAVEL DRIVEWAY PAVEMENT SECTION

N.T.S.



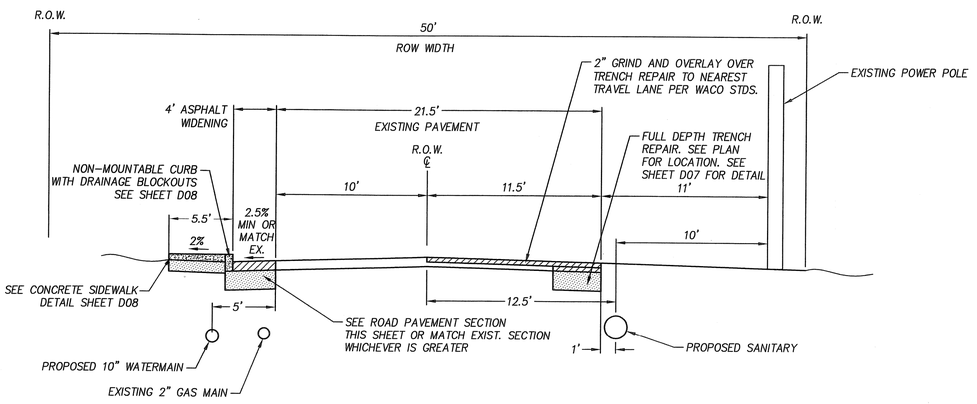
NURSERY WAY 3/4–STREET TYPICAL SECTION

CITY OF SHERWOOD 28' STANDARD RESIDENTIAL LOOKING EAST
N.T.S.



COPPER TERRACE HALF–STREET TYPICAL SECTION

CITY OF SHERWOOD 38' NEIGHBORHOOD ROUTE LOOKING NORTH
N.T.S.



EDY ROAD TYPICAL SECTION

AT COPPER TERRACE LOOKING EAST
N.T.S.

AS-BUILT INFORMATION PROVIDED IS BASED ON DESIGN DRAWINGS AND MODIFIED ONLY BY DATA FURNISHED BY THE CONTRACTOR.

AS BUILT SET

TYPICAL SECTIONS & PAVING DETAILS

NEW ELEMENTARY AND MIDDLE SCHOOL

SHERWOOD, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 11, 2003 — BENJAMIN R. KAS — 70,083 — EXPIRES: 12/31/

DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	KAS
DATE:	JUNE 2009

NO.	DESCRIPTION	DATE
A	ADDENDUM #2	8-3-07
B	ADDENDUM #3	8-7-07
C	ON-SITE STORM CHANGES	8-8-07
D	CITY OF SHERWOOD GRADING REVIEW COMMENTS	8-8-07
E	WATER QUALITY SWALE CHANGES	8-8-07
F	ENGINEERING PERMIT REVIEW COMMENTS	9-6-07
G	WASH. CO. FACILITIES PERMIT REVIEW	9-13-07
H	WASHINGTON COUNTY REVIEW	11-20-07
I	DAYBREAK UTILITY COORDINATION	2-4-08

REVISIONS

SHEET NO.
D01

JOB NO.
DOW-08

P:\DOW-08\DOW08-DWGS\C3D PUBLIC SHEETS\ DOW08-D01.dwg

WASHINGTON COUNTY CASE FILE 07-929

P★R★I★D★E
DISPOSAL COMPANY
P.O. Box 820 Sherwood, OR 97140
Phone: (503) 625-6177 Fax: (503) 625-6179

October 27, 2025

Arthur Graves
City of Sherwood
Planner

Re: Pinot Glen Subdivision

We have reviewed the site plan for the above-mentioned subdivision. We will be able to service the lots as they've been laid out. The residents will be responsible for placing their totes curbside on the nearest public road on collection day.

Any future modifications to this plan will require additional approval.

If you have any additional questions, feel free to contact me.

Sincerely,

Kristen Tabscott
Pride Disposal Company
ktabscott@pridedisposal.com
(503) 625-6177

PINOT GLEN

A 41 LOT SUBDIVISION ON TAX LOT 400, 600 & 700 TAX MAP 2S130CC
21710, 21820 & 21760 SW ELWERT ROAD, SHERWOOD, OREGON, 97140

APPLICANT

RIVERSIDE HOMES
15350 SW SEQUOIA PARKWAY, SUITE 320
BEAVERTON, OR 97006
NIKI MUNSON
PHONE (503) 545 0966
EMAIL: NMUNSON@RIVERSIDEHOMES.COM

OWNER

ALEXANDER CATHERINE M TRUST & ALEXANDER FAM CRED. SHELTER TRUST
(TAX LOT 400 & 700)
11401 SW 107TH PL
TIGARD, OR 97223

SCHENDEL ALAN (TAX LOT 600)
12599 SW BRIDGEVIEW CT.
TIGARD, OR 97223

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE: (503) 643-8286
CONTACT: MATT SPRAGUE

PROJECT ARBORIST

MORGAN HOLEN & ASSOCIATES LLC
3 MONROE PARKWAY, SUITE P 220
LAKE OSWEGO, OREGON 97035
CONTACT: MORGAN HOLEN
PHONE: (971) 409-9354
EMAIL: MORGAN@MHOLEN.COM

LANDSCAPE ARCHITECT

CASCARA LAND DESIGN, LLC
PHONE (541) 913-2230
CONTACT: CURTIS RILEY, PLA, LEED AP
EMAIL: CURTIS@CASCARALANDDESIGN.COM

SITE INFORMATION

TAX MAP:	2S130CC
TAX LOT:	400, 600, & 700
SITE ADDRESS:	21710, 21820 & 21760 SW ELWERT ROAD SHERWOOD, OREGON, 97140
SITE SIZE	7.26 ACRES
ZONING	MDRI & MDRH

VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 39.

DESCRIPTION: A 3" BRASS DISK INSCRIBED "WASH. CO. BM 118" SET CONCRETE FILLED WITH METAL, NORTH SIDE OF BROOKMAN ROAD ON THE EXTENDED CENTER LINE OF ELWERT ROAD.

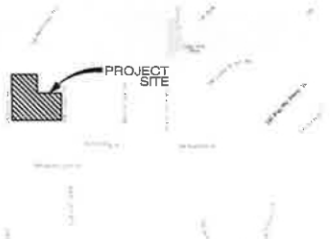
ELEVATION: 210.23' NGVD 29

UTILITIES

WATER	CITY OF SHERWOOD
SEWER	CITY OF SHERWOOD
STORM	CLEAN WATER SERVICES
GAS	NORTHWEST NATURAL GAS
TELEPHONE	FRONTIER
CABLE TV	COMCAST



SITE MAP
SCALE 1" = 100'



VICINITY MAP
NTS

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P0.0	COVER SHEET
P1.0	PRELIMINARY PLAT
P2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
P2.1	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P2.2	PRELIMINARY TREE PRESERVATION NOTES AND TREE TABLE
P3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
P4.0	PRELIMINARY STREET PLAN
P4.1	TYPICAL SECTIONS
P4.2	PRELIMINARY STREET PROFILES
P4.3	PRELIMINARY STREET PROFILES
P4.4	PRELIMINARY STREET PROFILES
P4.5	PRELIMINARY STREET PROFILES
P4.6	PRELIMINARY STREET PROFILES
P5.0	PRELIMINARY COMPOSITE UTILITY PLAN
P6.0	CIRCULATION & AERIAL PLAN
L1.0	STREET TREE, OPEN SPACE & WATER QUALITY PLANTING PLAN

PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
AN MBE/WBE FIRM
WWW.PD-GRP.COM

COVER SHEET

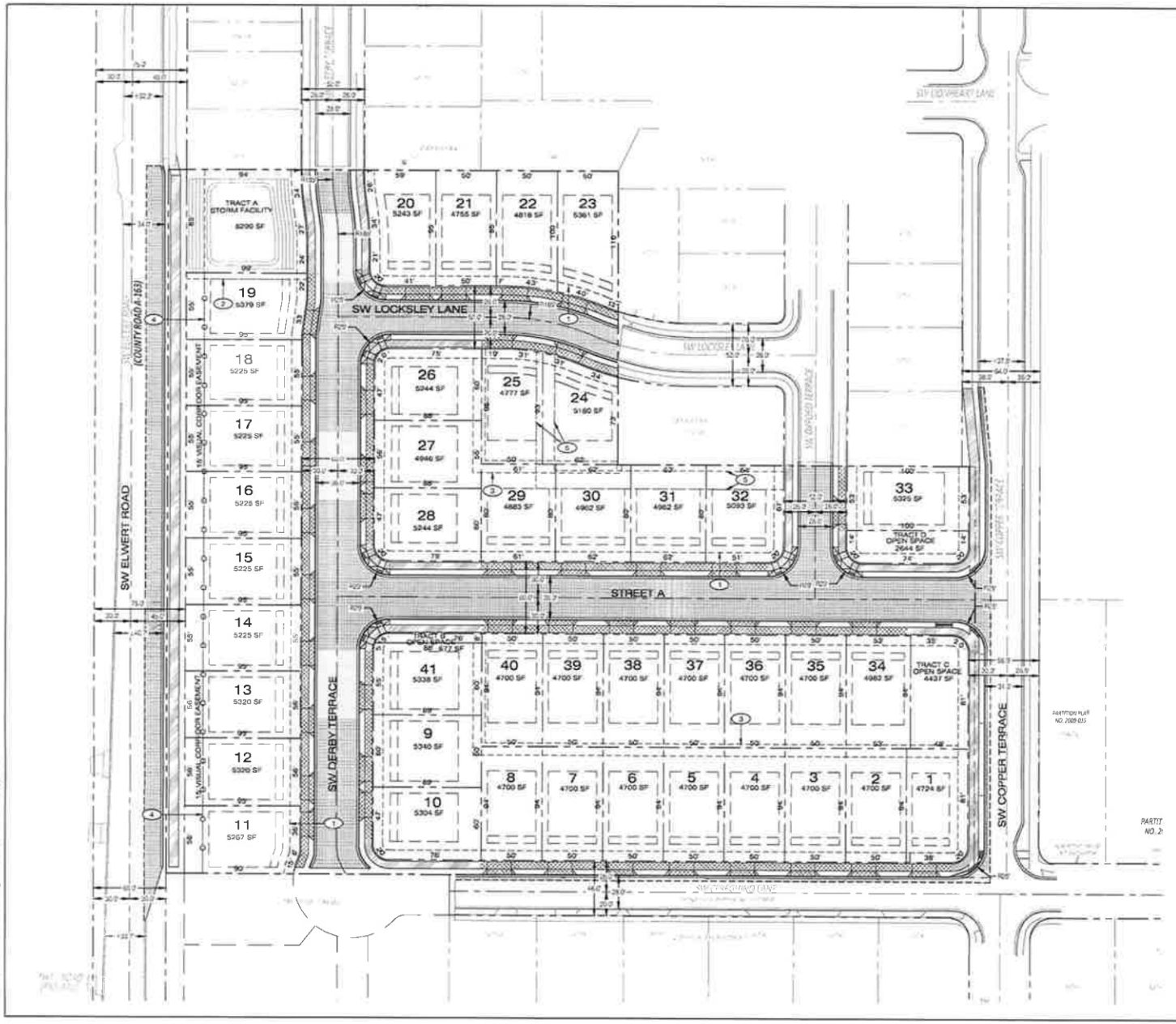
PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by WJS Date 09/2025
Drawn by IAS Date 09/2025
Reviewed by MJS Date 09/2025
Project No 131-035 REF:
Horiz. Scale:
Vert. Scale:

No.	Date	Revision	By

Project PINOT GLEN
No. 131-035
Type PLANNING
Sheet P0.0

B:\Projects\131-035 Planning\131035_P0 Cover.dwg, 10/7/2025 1:50:13 PM



LEGEND

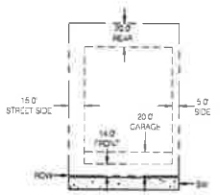
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER

EASEMENT NOTES

1. PROPOSED 8.0' WIDE P.U.E. (TYP.).
2. PROPOSED 5.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
3. PROPOSED 10.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
4. PROPOSED 15.0' WIDE VISUAL CORRIDOR EASEMENT.
5. PROPOSED 15.0' WIDE PUBLIC STORM EASEMENT.

SETBACKS (MDRL & MDRH)

FRONT BUILDING	14 FT.
FRONT GARAGE	20 FT.
SIDE YARD	5 FT.
STREET SIDE YARD	15 FT.
REAR BUILDING	20 FT.



PROPOSED MDRL & MDRH SETBACKS

NTS

SCALE
40 0 20 40
1 INCH = 40 FEET

PIONEER DESIGN GROUP
9020 SW WASHINGTON SQUARE, SUITE 440
PORTLAND, OREGON | HONOLULU, HAWAII
PH 503.643.3286
WWW.PD-GRP.COM

PRELIMINARY

PRELIMINARY PLAT

PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by	WO	Date	09/2025
Drawn by	NJ	Date	09/2025
Reviewed by	AKS	Date	09/2025
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project
PINOT GLEN
No.
131 035
Type
PLANNING
Sheet
P1.0

Notice of SB 1537 Exemption Application Under Review

The city submitted an exemption request to the HAPO on September 22, 2025, and during review of the city's application, the mandatory adjustment provisions of Senate Bill 1537 (2024 Session) do not apply until the HAPO issues a final decision, which must be issued within 120 days or by January 20, 2026. Interested parties may sign up to receive public notice for the city's application on DLCD's Housing GovDelivery, including a 45-day opportunity to submit public comments during the 120-day review period.

Because the City of Sherwood has submitted a pending SB 1537 exemption application to DLCD, the City will apply its local adjustment review process in lieu of the mandatory adjustment provision of SB 1537. Adjustment requests will be reviewed under Sherwood Municipal Code (SMC) 16.84 and any related procedures.

Applicants for the development of housing may request an adjustment to the following categories of standards under the City's local process:

- Dimensional standards, including setbacks, lot coverage, and building height
- Residential design standards that are clear and objective
- Site design requirements related to landscaping, open space, and screening
- Off-street parking ratios

A full list of eligible standards for adjustments and the relevant procedures and approval criteria may be found under:

SMC 16.84 Variances

SMC 16.40 Planned Unit Developments

SMC 16.68 Infill Development Standards

For more information contact the Planning Department at planning@sherwoodoregon.gov or 503-925-2308.

ATTACHMENT B

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

ORDINANCE 2022-005

AMENDING SECTIONS OF THE TRANSPORTATION SYSTEM PLAN FOR HOUSING CHOICES

WHEREAS, the proposed amendments are minor in nature and are intended to provide consistency, removing conflicts between the existing Transportation System Plan (TSP) document and the City's Development Code, and better meet the community's needs; and

WHEREAS, the proposed 36-foot roadway residential standard will allow for two lanes for travel and provide adequate on-street parking that meets Sherwood's existing and future needs; and

WHEREAS, the proposed 36-foot roadway residential standard will allow for safe emergency vehicle travel, efficient travel for vehicles, and will continue to accommodate convenient pedestrian and bicycle circulation; and

WHEREAS, the addition of the Public Alley cross section detail will provide consistency between the development code and the City's adopted TSP; and

WHEREAS, the proposed Public Alley cross section detail is not excessive and provides for the minimum width for travel, utilities, and lighting; and

WHEREAS, on April 12, 2022, the Planning Commission conducted a public hearing, considered the proposed increase of residential street width from 28-feet to 36-feet and a new public alleyway standard, and recommended that the City Council adopt the proposed amendments; and

WHEREAS, the City Council held the first public hearing on the proposed amendments on May 17, 2022, a second public hearing on June 7, 2022, and the third and final public hearing on June 13, 2022.

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

Section 1. After full and due consideration of the application, the Planning Commission recommendation, the record, and evidence presented at the public hearings, the City Council adopts the findings of fact contained in the Planning Commission recommendation, which is included as Attachment 1 to the staff report for this Ordinance, finding that the text of the Transportation System Plan shall be amended as follows:

1. Volume 1, Section 8: The Standards, Figure 16: Cross Sections, shall be amended to add a new Public Alley cross section detail (new Figure 16 G) as depicted in Exhibit A, attached hereto.

2. Volume 1, Section 8: The Standards, Figure 16: Cross Section, shall be amended to delete the current 28' Standard Residential in Figure 16 D and replace it with a new 36' Standard Residential in Figure 16 D as depicted in Exhibit B, attached hereto.

Section 2. The proposed amendments to the Transportation System Plan in Exhibits A and B, attached to this Ordinance, are hereby **APPROVED**.

Section 3. The City Council declares that an emergency exists because a delay would unnecessarily prevent the orderly implementation of the provisions of this Ordinance; therefore, this Ordinance shall take effect on June 30, 2022.

Duly passed by the City Council this 13th of June, 2022.

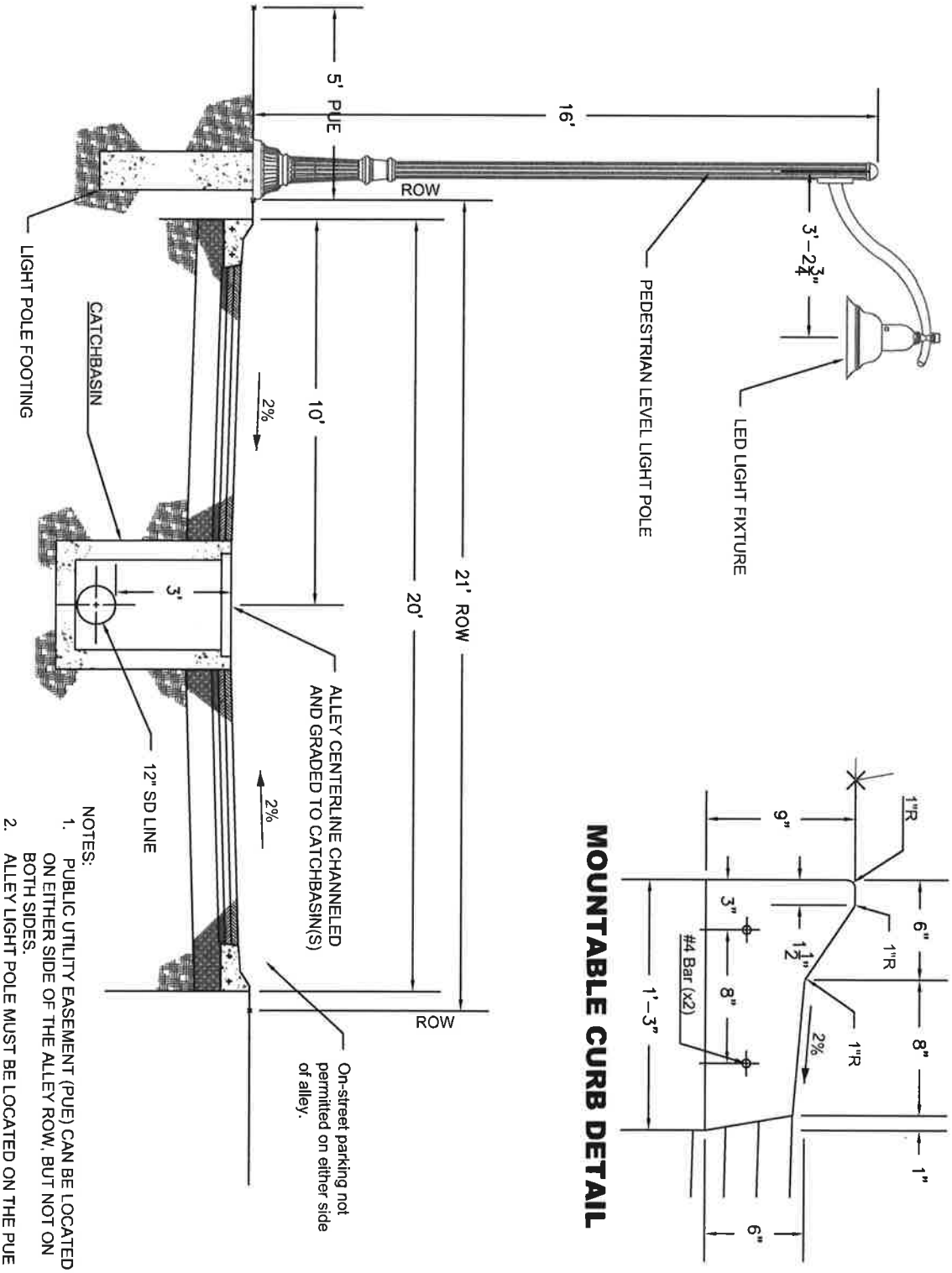
Keith Mays, Mayor — Date 6/13/2022

Attest:

Sylvia Murphy, MMC, City Recorder

	AYE	NAY
Giles	✓	
Scott	✓	
Brouse	✓	
Young	✓	
Garland	✓	
Rosener	✓	
Mays	✓	

Exhibit A



PUBLIC ALLEY CROSS SECTION

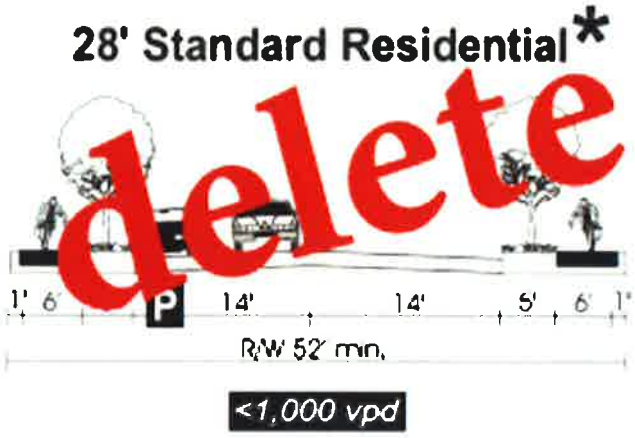
NOTES:

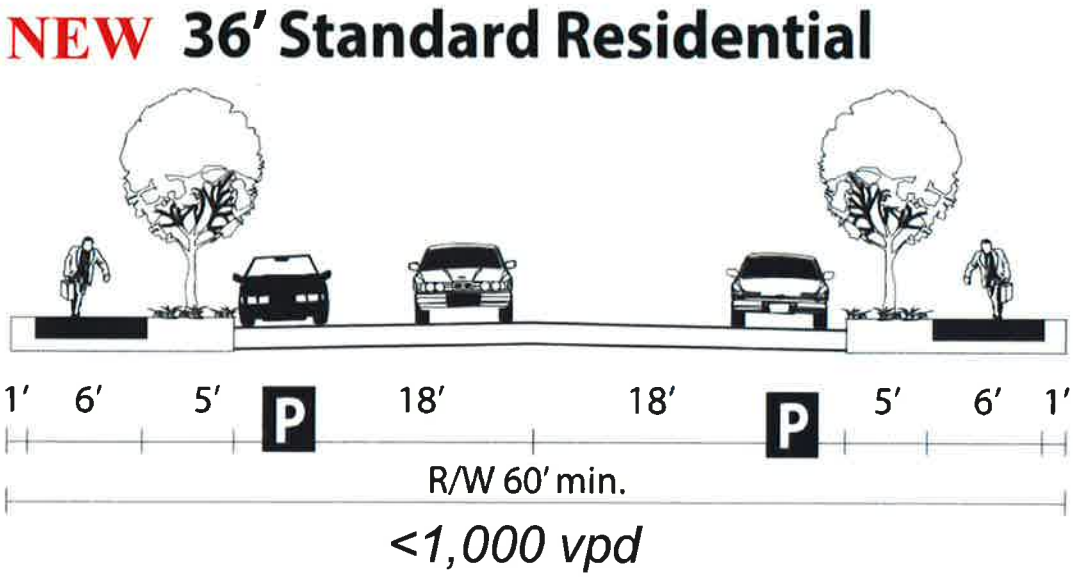
1. PUBLIC UTILITY EASEMENT (PUE) CAN BE LOCATED ON EITHER SIDE OF THE ALLEY ROW, BUT NOT ON BOTH SIDES.
2. ALLEY LIGHT POLE MUST BE LOCATED ON THE PUE SIDE OF THE ALLEY ROW.
3. ALLEY LIGHTING FIXTURE STYLE MUST BE COMPLIANT WITH PGE STANDARDS AND ACCEPTABLET TO THE CITY.
4. On-Streeet parking is not permitted on either side of the alley.

MOUNTABLE CURB DETAIL

	STANDARD DRAWING TITLE	DRAWING NUMBER
City of Sherwood Oregon	PUBLIC ALLEY CROSS SECTION DETAIL	X-XX
Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE: N.T.S.	DATE: MON' YY

Remove the "28' Standard Residential" Cross Section and replace it with "36' Standard Residential Cross Section that allows for parking on both sides of the street as reflected below.

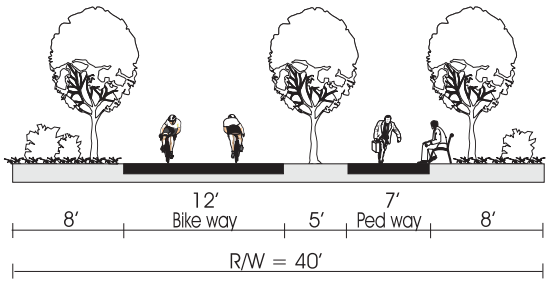




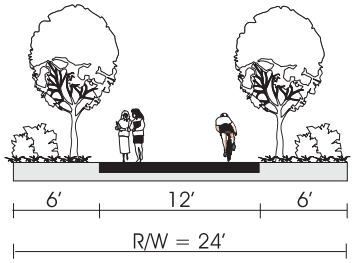
A variance requires demonstration of hardship or other exceptional circumstances resulting from conditions of the property. Variances must meet Sherwood Development Code and TPR criteria.

ATTACHMENT C

Pedestrian/Bicycle Greenway



Primary Trail



Feeder Trail

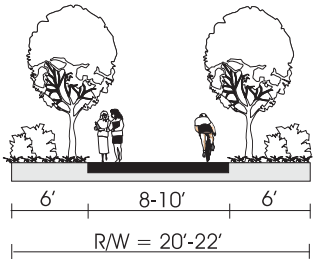


Figure 16F
TRAIL STANDARDS
SHERWOOD
CROSS SECTIONS

EXHIBIT A5-a

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

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

City of Sherwood
Application for Land Use Action

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

- ☐ Annexation
- ☐ Plan Amendment (Proposed Zone _____)
- ☐ 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 39)
- ☐ Other: _____

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

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

Owner/Applicant Information:

Applicant: Riverside Homes — Phone: 503 645 0986
Applicant Address: 15350 SW Sequoia Parkway, Ste. 320, Portland OR 97224 — Email: NMunson@riversidehome.com
Owner: Alan Schendel — Phone: _____
Owner Address: 12599 SW Bridgeview Ct, Tigard OR 97223 — Email: _____
Contact for Additional Information: Matt Sprague, Pioneer Design Group, 503-643-8286, msprague@pd-grp.com

Property Information:

Street Location: 21760 SW Elwert Rd
Tax Lot and Map No: Tax Lot: 600 Map: 2S130CC
Existing Structures/Use: Residential Single Family Detached Subdivision
Existing Plan/Zone Designation: MDRL
Size of Property(ies) 1.87 acres

Proposed Action:

Purpose and Description of Proposed Action:

39-Lot Subdivision with Type II Design Modifications for single detached dwelling units "Pinot Glen"

Proposed Use: Residential Subdivision

Proposed No. of Phases (one year each): 1

Continued on Reverse

City of Sherwood Oregon

Home of the Tualatin River National Wildlife Refuge

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

City of Sherwood
Application for Land Use Action

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

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- ☐ 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 39)
- ☐ Other: _____

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

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

Owner/Applicant Information:

Applicant: Riverside Homes Phone: 503 645 0986
Applicant Address: 15350 SW Sequoia Parkway, Ste. 320, Portland OR 97224 Email: NMunson@riversidehome.com
Owner: Alexander, Catherine M Trust & Alexander Fam Cred. Shelter Trust Phone: _____
Owner Address: 11401 SW 107th Pl, Tigard OR 97223 Email: _____
Contact for Additional Information: Matt Sprague, Pioneer Design Group, 503-643-8286, msprague@pd-grp.com

Property Information:

Street Location: 21710 & 21820 SW Elwert Rd
Tax Lot and Map No: Tax Lots: 400 & 700 Map: 2S130CC
Existing Structures/Use: Residential Single Family Detached Subdivision
Existing Plan/Zone Designation: MDRL & MDRH
Size of Property(ies) 2.24 acres and 3.15 acres

Proposed Action:

Purpose and Description of Proposed Action:

39-Lot Subdivision with Type II Design Modifications for single detached dwelling units "Pinot Glen"

Proposed Use: Residential Subdivision

Proposed No. of Phases (one year each): 1

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.

Niki Munson — 09/22/2025

Applicant's Signature — Date

Alan Schendel — Sep 23 2025

Owner's Signature — Date

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

■ **Copy of Deed** to verify ownership, easements, etc.

■ **At least 3 folded** sets of plans*

■ **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)

* **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.

9/24/25

Applicant's Signature — Date

Fred W. Weyland 9-24-2025

Jennifer L. Dulse 9-24-2025

9-24-2025

Owner's Signature — Date

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

■ **Copy of Deed** to verify ownership, easements, etc.

■ **At least 3 folded** sets of plans*

■ **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)

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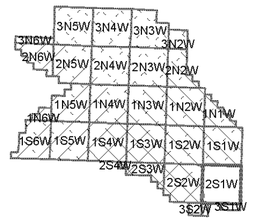
2S130CC

EXHIBIT A5-b

WASHINGTON COUNTY OREGON

SW 1/4 SW 1/4 SECTION 30 T2S R1W

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

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SECTION 30

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT

www.co.washington.or.us

Cancelled Taxlots For: 2S130CC

201, 301, 300

Feet

0 50 100 200 300

WASHINGTON COUNTY OREGON 1843

Assessment CARTOGRAPHY Taxation

PLOT DATE: 1/6/2022

Rotation: 0

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

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.

SHERWOOD

2S130CC

EXHIBIT A5-c

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.sherwoodoregon.gov

Mayor
Tim Rosener

Council President
Kim Young

Councilors
Renee Brouse
Taylor Giles
Keith Mays
Doug Scott
Dan Standke

City Manager
Craig Sheldon

Assistant City Manager
Kristen Switzer

April 09, 2026

Owner
Alan Shendel (Tax lot 2S130CC00600)
12599 SW Bridgeview Ct
Tigard, OR 97223

Applicant
Riverside Homes
15350 SW Sequoia Parkway, Suite #320
Portland, OR 97224

Owner
Alexander, Catherine M Trust & Alexander Farm Cred. Shelter Trust (Tax lots 2S130CC00400 and 2S130CC00700)
11401 SW 107th Place
Tigard, OR 97223

RE: 21760, 21710, 21820 SW Elwert Road, Pinot Glen Subdivision':
39-lot single family detached dwelling units.

Type III – Subdivision
Case File No. LU 2025-012 SUB – Requested Incompleteness Items

Dear Riverside Homes,

The City of Sherwood values Riverside Homes continued investment in Sherwood and we look forward to working with you and your team to move this project towards construction.

A review of the applicant's submitted materials by staff has determined that their application is **incomplete** at this time. Please provide the following for staff to deem the application complete and schedule this matter for a hearing.

Required Information:

1. To ensure that the lot size code standard is being met, please provide clarity regarding lot size averaging, per Sherwood Municipal Code (SMC) 16.120.020.E. Resubmitted drawings (i.e. sheet P1.0) are not consistent with the table provided on page 58 of the "Compliance Narrative" document. This clarification is required to ensure that an adjustment or Planned Unit Development is not required.

2. Please revise submitted narrative to directly address each of the *Approval Criteria* individually, per SMC 16.120.040. If citing a sheet, detail, spec, etc. specifically cite the page number, sheet number, detail, etc.

3. Please address/show how and where the required minimum five percent (5%) open space is located, per SMC 16.120.040 and 16.140.030. Provide a separate landscape sheet with unique hatch and area callouts to support this. Show calculations to support and confirm that this requirement has been met. This information is needed to ensure that an adjustment or Planned Unit Development is not required.
   Note: The response sheet labeled P1.0 does not provide the necessary information to determine if this code requirement is met. Please clarify on the plan what is included in the approximately 211,052 sq ft of net buildable area mentioned on page 65 of the "Compliance Narrative" document.

4. Lots 9, 8, and 39 have been altered from the initial submittal and now do not meet the 20' rear setback requirement. The plans may be revised to provide a 20 ft. rear setback, or a Planned Unit Development may be pursued as Class A Variances to subdivisions are not allowed, per 16.84.030.C.

5. A Type II Design Modification is required for all transportation standards under SMC 16.106 that are not met. This Type II application is in addition to any Engineering Design Modifications required by the Engineering Design Manual. Staff have identified the following standards that are not met based on the initial proposal:

   a. Typical street cross section for a local residential street.
   b. Local street connectivity shown in Figure 18 of the Transportation System Plan
   c. Block length for SW Derby Terrace / SW Cereghino Lane (exceeds 530 ft.)

   The applicant's submitted response to the approval criteria does not include the necessary information explaining why or how the criteria is being met. For example, the applicant's response to 16.106.020.E.4.a. states, "*The proposed modifications adhere to the goals of the Sherwood Comprehensive Plan and Transportation System plan as much as possible given the existing site conditions. The requested modifications have been minimized as required*." Please provide an explanation of which *Sherwood Comprehensive Plan and Transportation System plan* goals are being adhered to and why or how they are being met, an explanation of the existing site conditions that are a constraint, and specifically what the code requirement is and what the modification intends to be or provide in return.

   Please revise responses to clearly articulate each requested Modification. In each response explain what the standard is and what the proposed Modification request is in comparison. In addition, address each Modification separately regarding the approval criteria (16.106.020.E.4).

   Note: It is difficult to evaluate any of the requested modifications at this point due to the incomplete responses. The proposed Modifications will be further reviewed for approvability once additional information is provided. As the revised street width standards are a direct result of Council's desire for additional on street parking (see Ordinance 2022-005, Attachment B), staff recommends every attempt be made to

meet the current street width standards and/or provide an amenity or design solution that better meets the standards of the requested Modification(s).

This information is required in order to ensure that a Planned Unit Development is not required.

Issues to be Addressed / Advisory Comments:

- The proposed "open space" area fronting SW Copper Terrace, Street A, and SW Oxford Terrace does not meet the code's usable areas description. In addition, embedded within the "open space" requirement (16.140.030.A) that mentions precedents such as "public parks, swimming and wading pools, grass areas for picnics and recreational play…" is the understanding that these areas are to be relaxing and safe. Staff notes that the proposed open space areas front three streets, are significantly less deep than a typical lot, and are designed and landscaped in a way that results in users being closer to those frontages rather than to be buffered from them. Staff recommends locating one large open space area within the development, with one frontage, that provides an area where residents and visitors can safely play and relax. Please consider using Lot 21 to meet this requirement. Lot 21 is located within the development, has a single frontage, and abuts the existing open space from the development to the north, collectively providing a significant safe and usable open space amenity to the development and community.

- To meet the code standard 16.128.020 a multi-use path providing safe and usable connection from SW Elwert Road to SW Derby Terrace will be required. The path will be required to be concrete so that it is consistent with the sidewalk materials on SW Elwert Road to SW Derby Terrace. Please use the "Feeder Trail", Figure 16F in the TSP, for the required width and dimensions, see Attachment C.

Once your application is considered complete, we will schedule this matter for a public hearing. Note: Once staff have deemed the application complete, the applicant will need to provide one (1) folded and complete set of the application along with one (1) updated electronic copy of the application prior to the decision being issued.

If you have any questions, please contact me at 503.625.4288 or gravesa@sherwoodoregon.gov.

In accordance with ORS 227.178(2) your application will be deemed complete once we have received:

1. All of the missing information noted; or
2. Some of the missing information and written notice that no additional information will be provided; or
3. Written notice that no additional information will be provided.

Please note you have 180 days **(04/22/2026)** from the date the application was first submitted **(10/24/2025)** to respond in one of the three ways listed above, or the application will be deemed void per ORS 227.178(4).

Sincerely,



Arthur Graves, Associate Planner
City of Sherwood

Attachment(s):

- Attachment A: INCOMPLETE LETTER dated November 21, 2025
- Attachment B: Ordinance 2022-005
- Attachment C: TSP Figure 16F – “Feeder Trail”

CC: Craig Christensen, Senior Civil Engineer

Case File

ATTACHMENT A

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.sherwoodoregon.gov

Mayor
Tim Rosener

Council President
Kim Young

Councilors
Renee Brouse
Taylor Giles
Keith Mays
Doug Scott
Dan Standke

City Manager
Craig Sheldon

Assistant City Manager
Kristen Switzer

November 21, 2025

Owner
Alan Shendel
(Tax lot 2S130CC00600)
12599 SW Bridgeview Ct
Tigard, OR 97223

Applicant
Riverside Homes
15350 SW Sequoia Parkway, Suite #320
Portland, OR 97224

Owner
Alexander, Catherine M Trust & Alexander Farm Cred. Shelter Trust
(Tax lots 2S130CC00400 and 2S130CC00700)
11401 SW 107th Place
Tigard, OR 97223

RE: 21760, 21710, 21820 SW Elwert Road, Pinot Glen Subdivision': 41-lot single family detached dwelling units.
Type III – Subdivision
Case File No. LU 2025-012 SUB – Requested Incompleteness Items

The City of Sherwood values Riverside Homes continued interest and investment in the Sherwood community and looks forward to bringing this project to fruition. A review of the submitted materials by staff has determined that their application is **incomplete** at this time. Please provide the following for staff to deem the application complete and schedule this matter for a hearing.

Required Information:

1. Please provide clarity regarding lot size averaging, per Sherwood Municipal Code (SMC) 16.120.020.E.
2. Please revise the submitted narrative to directly address each of the *Approval Criteria* individually, per SMC 16.140.040. If needed, specifically cite the page number, sheet number, detail, etc.
3. Please address/show setback, frontage, and width requirements, per SMC 16.120.040.
4. Please address/show how and where the required minimum five percent (5%) open space is located, per SMC 16.120.040. Provide a separate landscape sheet with unique hatch for the open spaces, and include area square footage callouts to support this.

Courtesy Note: Areas proposed to meet the “open space” requirement (16.140.030.A) must be “usable areas”. The “storm water facility” (“Tract A”) cannot be used within the open space calculation. Tract B also cannot be counted as a “usable” space due to its small size and isolated nature. It appears Tract B is placed in this location to avoid two front setbacks for Lot 41. Staff is happy to work with the applicant to find other solutions to allow development of the lot.

5. Please address how 16.106.070, *Bike Lanes*, is being met.
   Note: The TSP, Vol 1, page 49, Figure 13, shows a proposed bike lane to be located on SW Elwert.
6. Pursuant to SMC 16.106.020(E), a Type II Design Modification is required for all transportation standards under SMC 16.106 that are not met. This Type II application is in addition to any Engineering Design Modifications required by the Engineering Design Manual. Staff have identified the following standards that are not met based on the initial proposal:
   a. Typical street cross section for a local residential street.
   b. Local street connectivity shown in Figure 16 of the Transportation System Plan
   c. Block length for SW Derby Terrace / SW Cereghino Lane (exceeds 530 ft.)

The applicant is encouraged to review SMC 16.106 in detail and identify any other standards that are not met as the plans are revised for resubmittal.

See attachments for additional completeness comments from:

- City of Sherwood Engineering Department
- PRIDE Disposal Company

Note – the application was routed to Washington County for completeness review, and no comments were provided.

Courtesy comments:

A 15 ft. wide visual corridor is required along SW Elwert Road pursuant to SMC 16.140.040. While the visual corridor can overlap with required rear setbacks of private lots, the code does not allow fences in the visual corridor easement. Based on the plans, the usable rear yard for lots 11 – 19 will be only a few feet deep. Compliance with the visual corridor standard, including the absence of fences, will be verified prior to occupancy of each home. A fence is permitted along the eastern boundary of the visual corridor. Staff are happy to discuss alternative designs for the subdivision that will allow more usable yard space for properties along Elwert Road while meeting the visual corridor standard.

The City has applied for an exemption to SB 1537 (2024) Mandatory Adjustments. Additional details are provided in Attachment C.

Conclusion:

Once your application is considered complete, we will schedule this matter for a public hearing. Note: Once staff have deemed the application complete, the applicant will need to

provide three (3) folded and complete set of the application along with one (1) updated electronic copy of the application prior to the decision being issued.

If you have any questions, please contact me at 503.625.4288 or gravesa@sherwoodoregon.gov.

In accordance with ORS 227.178(2) your application will be deemed complete once we have received:

1. All of the missing information noted; or
2. Some of the missing information and written notice that no additional information will be provided; or
3. Written notice that no additional information will be provided.

Please note, this application was first submitted on 10.24.2025. Applicants are provided 180 days from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void per ORS 227.178(4). **180 days from 10.24.2025 is 04.22.2026**.

Sincerely,



Arthur Graves, Associate Planner
City of Sherwood

Attachment(s):

- Attachment A: City of Sherwood Engineering Department comments dated October 31, 2025.
- Attachment B: PRIDE Disposal Company comments, dated October 27, 2025.
- Attachment C: SB 1537 Exemption Notice

CC: Craig Christensen, Senior Civil Engineer

Case File

Engineering Department
Land Use Application
Completeness Review Comments

Home of the Tualatin River National Wildlife Refuge

To:	Arthur Graves, Associate Planner
From:	Craig Christensen P.E., Senior Civil Engineer
Project:	Pinot Glen (LU2025-011)
Date:	October 31, 2025

Engineering staff has reviewed the information provided for the above referenced private development project for submittal completeness. LU submittals 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 (TVF&R), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Engineering Department – Overall Completeness Review Decision

Based on the individual public infrastructure reviews listed below, the LU submittal for Pinot Glen (LU 2025-011) is ***deemed incomplete*** at this time.

General Description

The subject site consists of a 3 under-developed parcels of land (+/-7.26 acres total) located between SW Copper Terrace and SW Elwert Road, north of SW Cereghino Lane. The property currently has 3 points of access to SW Elwert Road. The property is zoned for residential.

Existing Conditions Plan

The following is a list of items for completeness:

1. There is no existing water line within SW Elwert Road along the subject property frontage.
2. Does not show neighboring driveway on the east side of SW Copper Terrace across from new intersection.

Review and Conclusion: For the purposes of the Existing Condition Plan section, the application is ***deemed incomplete*** for Engineering LU review.

Grading and Erosion Control

The application has included a grading plan and erosion control plan.

Review and Conclusion: For the purposes of Grading and Erosion Control, the application is ***deemed complete*** for Engineering LU review.

Transportation

The following is a list of items for completeness:

1. Need design modification request for local street intersections that are less than 200 feet apart.
2. Need design modification request for local street with a curb to curb width of less than 36 feet.
3. Right-of-way dedication will need to be to a total street width of 64 feet along SW Copper Terrace with a 38-foot wide curb to curb street. See attached typical section.

4. SW Derby Terrace Curb line on parking side needs to be consistent between the 28-foot and 36-foot street sections so that the driving lanes line up through the intersection. This will affect the right-of-way line location and changes lot layouts.

The following are non-completeness items:

1. A bulb-out at the SW Copper Terrace/SW Cereghino Lane intersection will likely be required matching the opposite side of SW Copper Terrace.
2. Coordinate location of sidewalk ramps with Sherwood Engineering Department prior to design.
3. Will need to dedicate an 8-foot wide PUE along the frontage of SW Elwert Road.

Review and Conclusion: For the purposes of the Transportation section, the application is ***deemed incomplete*** for Engineering LU review.

Sanitary Sewer

The preliminary plan shows how the subject development can provide public sanitary sewer service to the proposed building.

Review and Conclusion: For the purposes of the Sanitary Sewer section, the application is ***deemed complete*** for Engineering LU review.

Storm Sewer

The following is a list of items for completeness:

1. The water quality pond appears to be about 15 feet deep at its deepest at the southeast corner. Need a test pit to determine if this will be beneath the ground water level. If ground water level is higher than proposed pond bottom, alternate design will be necessary for pond(s).
2. No storm sewer manholes in back yards.
3. Existing storm sewer within SW Elwert Road is treated. Catch basins collecting non-treated water should not interconnect with treated storm water.
4. There is a 4-cartridge filter manhole in SW Elwert Street. The preliminary plan appears to be removing this manhole. If removed then the storm water being treated by the manhole will need to be treated in the water quality pond.

Review and Conclusion: For the purposes of the Storm Sewer section, the application is ***deemed incomplete*** for Engineering LU review.

Water

The following is a list of items for completeness:

1. There is no existing water line within SW Elwert Road along the subject property frontage.
2. Need to show proposed water line within SW Elwert Road.

Review and Conclusion: For the purposes of the Water section, the application is ***deemed incomplete*** for Engineering LU review.

Natural Resources

Clean Water Services has stated that there does not appear to be any sensitive areas within 200 feet of the project.

Review and Conclusion: For the purposes of the Natural Resources section, the application is ***deemed complete*** for Engineering LU review.

NOTES:

HOT MIX ASPHALT CONCRETE (HMAC) PLACEMENT

1. THE UPPER 12–INCHES OF THE SUB GRADE SHALL HAVE A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM RELATIVE DENSITY AS DETERMINED BY AASHTO MODIFIED T–99.
2. THE AGGREGATE BASE SHALL HAVE A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM RELATIVE DENSITY AS DETERMINED BY AASHTO T–99.
3. ASPHALT CONCRETE SHALL BE COMPACTED TO ACHIEVE A DENSITY OF NOT LESS THAN 92% OF THE MAXIMUM THEORETICAL DENSITY AS DETERMINED BY AASHTO T–209.
4. AT THE TIME OF ASPHALT APPLICATION:
   – MINIMUM SURFACE TEMPERATURE FOR CLASS "B" MUST BE 45 DEGREES AND RISING.
   – MINIMUM SURFACE TEMPERATURE FOR CLASS "C" MUST BE 50 DEGREES AND RISING.
5. THE PLACING OF ASPHALT CONCRETE WILL BE PERMITTED ONLY DURING DRY WEATHER AND WHEN THE AMBIENT TEMPERATURE IS RISING AND IS EQUAL TO OR GREATER THAN SHOWN IN THE TABLE OF MINIMUM AMBIENT TEMPERATURES.
6. ASPHALT CONCRETE SHALL BE PLACED ON A DRY PREPARED SURFACE.
7. TACK COAT SHALL BE APPLIED AGAINST FACE EDGE OF CURB & AROUND MANHOLE CASTING & OTHER EXPOSED STRUCTURES BEFORE PAVING.
8. ASPHALT EDGES, AFTER ASPHALT CONCRETE HAS BEEN PLACED, SHALL BE SAND SEALED.
9. PAVEMENT SMOOTHNESS – FURNISH A 12FT (3.6M) STRAIGHTEDGE. TEST WITH A 12FT (3.6M) STRAIGHTEDGE PARALLEL TO AND PERPINDICULAR TO THE CENTERLINE. THE PAVEMENT SURFACE SHALL NOT VARY BY MORE THAN 1/4 INCH (6MM). MARK AREAS NOT MEETING THE SURFACE SMOOTHNESS TOLERANCE.
10. PLACE INSPECTOR APPROVED GEO–FABRIC BETWEEN SUBGRADE AND BASE ROCK.

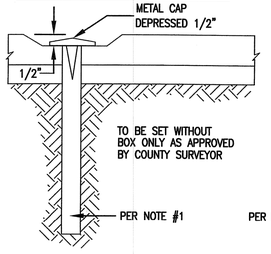
MINIMUM AMBIENT TEMPERATURES

NOMINAL SPECIFIED COMPACTED THICKNESS OF INDIVIDUAL COURSES	WEARING COURSES	ALL OTHER COURSES
LESS THAN 1–1/2"	60 DEGREES (F)	60 DEGREES (F)
1–1/2" TO 2–1/2"	50 DEGREES (F)	40 DEGREES (F)
2–1/2" AND OVER	40 DEGREES (F)	40 DEGREES (F)

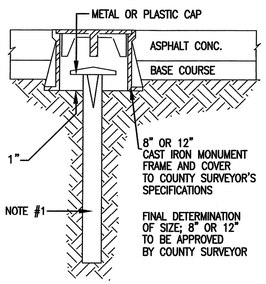
City of Sherwood Oregon

REVISIONS	DATE	STANDARD DRAWING TITLE	DRAWING NUMBER
R-0	11-09-98	STREET SECTIONS NOTES	ST-5-3
R-1, Revised Title/Notes	06-01-06		
R-2, Revised Drawing No.	12-12-06	APPROVED BY	DATE

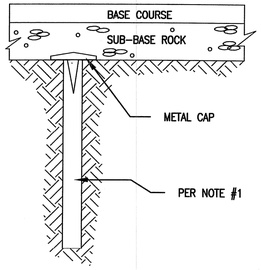
A. FOR USE IN PAVED ROADS



B. FOR USE IN PAVED ROADS

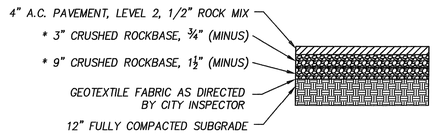


C. FOR USE IN GRAVEL ROADS



NOTE #1:
ALL MONUMENTS SHALL USE EITHER 5/8" DIA. x 30" LONG IRON ROD OR 3/4" INSIDE DIA. x 30" LONG GAVANIZED IRON PIPE.

WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION	CENTERLINE SURVEY MONUMENT DETAIL
REVISION / DATE	WASH. COUNTY NO. M–404 (MOD.)

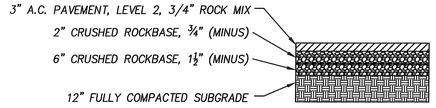


NOTE: SEE STD DETAIL ST–5–3 FOR ADDITIONAL REQUIREMENTS

IF APPROVED BY THE CITY ENGINEER
* ROCK SECTION CAN BE REDUCED TO 4" ¾"(MINUS) ON COPPER TERRACE AND LOOP ROAD BY AMENDING THE TOP 12" OF SUBGRADE WITH CEMENT (6% BY WEIGHT).

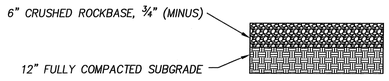
ROAD PAVEMENT SECTION

N.T.S.



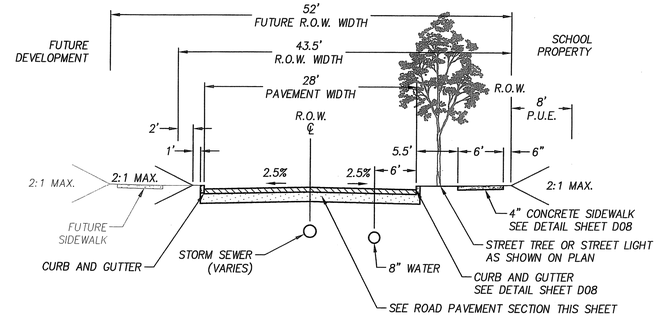
PRIVATE ASPHALT DRIVE PAVEMENT SECTION

N.T.S.



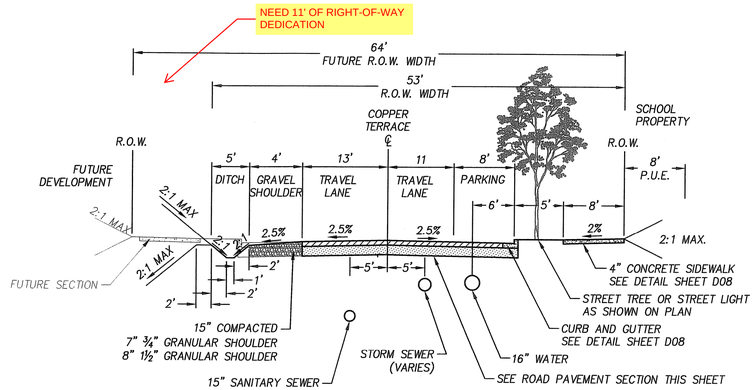
PRIVATE GRAVEL DRIVEWAY PAVEMENT SECTION

N.T.S.



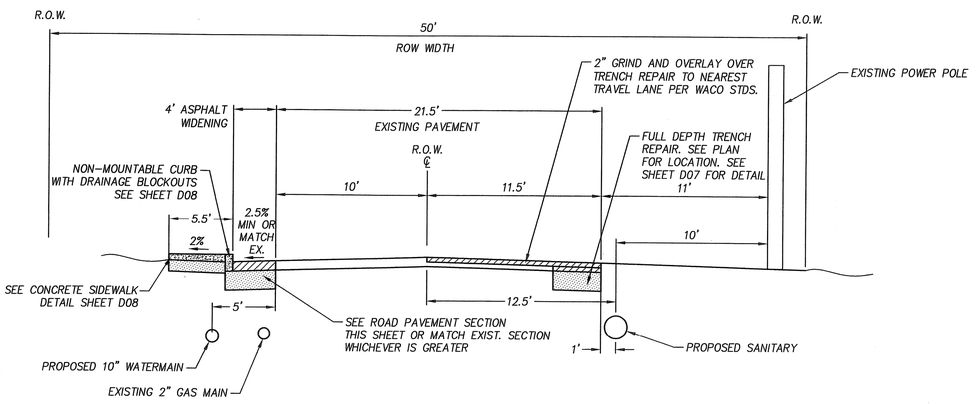
NURSERY WAY 3/4–STREET TYPICAL SECTION

CITY OF SHERWOOD 28' STANDARD RESIDENTIAL LOOKING EAST
N.T.S.



COPPER TERRACE HALF–STREET TYPICAL SECTION

CITY OF SHERWOOD 38' NEIGHBORHOOD ROUTE LOOKING NORTH
N.T.S.



EDY ROAD TYPICAL SECTION

AT COPPER TERRACE LOOKING EAST
N.T.S.

AS-BUILT INFORMATION PROVIDED IS BASED ON DESIGN DRAWINGS AND MODIFIED ONLY BY DATA FURNISHED BY THE CONTRACTOR.

AS BUILT SET

TYPICAL SECTIONS & PAVING DETAILS

NEW ELEMENTARY AND MIDDLE SCHOOL

SHERWOOD, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 11, 2003 — BENJAMIN R. KAS — 70,083 — EXPIRES: 12/31/

DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	KAS
DATE:	JUNE 2009

NO.	DESCRIPTION	DATE
A	ADDENDUM #2	8-3-07
B	ADDENDUM #3	8-7-07
C	ON-SITE STORM CHANGES	8-8-07
D	CITY OF SHERWOOD GRADING REVIEW COMMENTS	8-8-07
E	WATER QUALITY SWALE CHANGES	8-8-07
F	ENGINEERING PERMIT REVIEW COMMENTS	9-6-07
G	WASH. CO. FACILITIES PERMIT REVIEW	9-13-07
H	WASHINGTON COUNTY REVIEW	11-20-07
I	DAYBREAK UTILITY COORDINATION	2-4-08

REVISIONS

SHEET NO.
D01

JOB NO.
DOW-08

P:\DOW-08\DOW08-DWGS\C3D PUBLIC SHEETS\ DOW08-D01.dwg

WASHINGTON COUNTY CASE FILE 07-929

P★R★I★D★E
DISPOSAL COMPANY
P.O. Box 820 Sherwood, OR 97140
Phone: (503) 625-6177 Fax: (503) 625-6179

October 27, 2025

Arthur Graves
City of Sherwood
Planner

Re: Pinot Glen Subdivision

We have reviewed the site plan for the above-mentioned subdivision. We will be able to service the lots as they've been laid out. The residents will be responsible for placing their totes curbside on the nearest public road on collection day.

Any future modifications to this plan will require additional approval.

If you have any additional questions, feel free to contact me.

Sincerely,

Kristen Tabscott
Pride Disposal Company
ktabscott@pridedisposal.com
(503) 625-6177

PINOT GLEN

A 41 LOT SUBDIVISION ON TAX LOT 400, 600 & 700 TAX MAP 2S130CC
21710, 21820 & 21760 SW ELWERT ROAD, SHERWOOD, OREGON, 97140

APPLICANT

RIVERSIDE HOMES
15350 SW SEQUOIA PARKWAY, SUITE 320
BEAVERTON, OR 97006
NIKI MUNSON
PHONE (503) 545 0966
EMAIL: NMUNSON@RIVERSIDEHOMES.COM

OWNER

ALEXANDER CATHERINE M TRUST & ALEXANDER FAM CRED. SHELTER TRUST
(TAX LOT 400 & 700)
11401 SW 107TH PL
TIGARD, OR 97223

SCHENDEL ALAN (TAX LOT 600)
12599 SW BRIDGEVIEW CT.
TIGARD, OR 97223

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE: (503) 643-8286
CONTACT: MATT SPRAGUE

PROJECT ARBORIST

MORGAN HOLEN & ASSOCIATES LLC
3 MONROE PARKWAY, SUITE P 220
LAKE OSWEGO, OREGON 97035
CONTACT: MORGAN HOLEN
PHONE: (971) 409-9354
EMAIL: MORGAN@MHOLEN.COM

LANDSCAPE ARCHITECT

CASCARA LAND DESIGN, LLC
PHONE (541) 913-2230
CONTACT: CURTIS RILEY, PLA, LEED AP
EMAIL: CURTIS@CASCARALANDDESIGN.COM

SITE INFORMATION

TAX MAP:	2S130CC
TAX LOT:	400, 600, & 700
SITE ADDRESS:	21710, 21820 & 21760 SW ELWERT ROAD SHERWOOD, OREGON, 97140
SITE SIZE	7.26 ACRES
ZONING	MDRI & MDRH

VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 39.

DESCRIPTION: A 3" BRASS DISK INSCRIBED "WASH. CO. BM 118" SET CONCRETE FILLED WITH METAL, NORTH SIDE OF BROOKMAN ROAD ON THE EXTENDED CENTER LINE OF ELWERT ROAD.

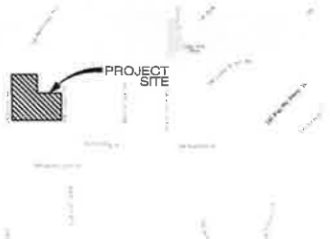
ELEVATION: 210.23' NGVD 29

UTILITIES

WATER	CITY OF SHERWOOD
SEWER	CITY OF SHERWOOD
STORM	CLEAN WATER SERVICES
GAS	NORTHWEST NATURAL GAS
TELEPHONE	FRONTIER
CABLE TV	COMCAST



SITE MAP
SCALE 1" = 100'



VICINITY MAP
NTS

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P0.0	COVER SHEET
P1.0	PRELIMINARY PLAT
P2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
P2.1	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P2.2	PRELIMINARY TREE PRESERVATION NOTES AND TREE TABLE
P3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
P4.0	PRELIMINARY STREET PLAN
P4.1	TYPICAL SECTIONS
P4.2	PRELIMINARY STREET PROFILES
P4.3	PRELIMINARY STREET PROFILES
P4.4	PRELIMINARY STREET PROFILES
P4.5	PRELIMINARY STREET PROFILES
P4.6	PRELIMINARY STREET PROFILES
P5.0	PRELIMINARY COMPOSITE UTILITY PLAN
P6.0	CIRCULATION & AERIAL PLAN
L1.0	STREET TREE, OPEN SPACE & WATER QUALITY PLANTING PLAN

PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
AN MBE/WBE FIRM
WWW.PD-GRP.COM

COVER SHEET

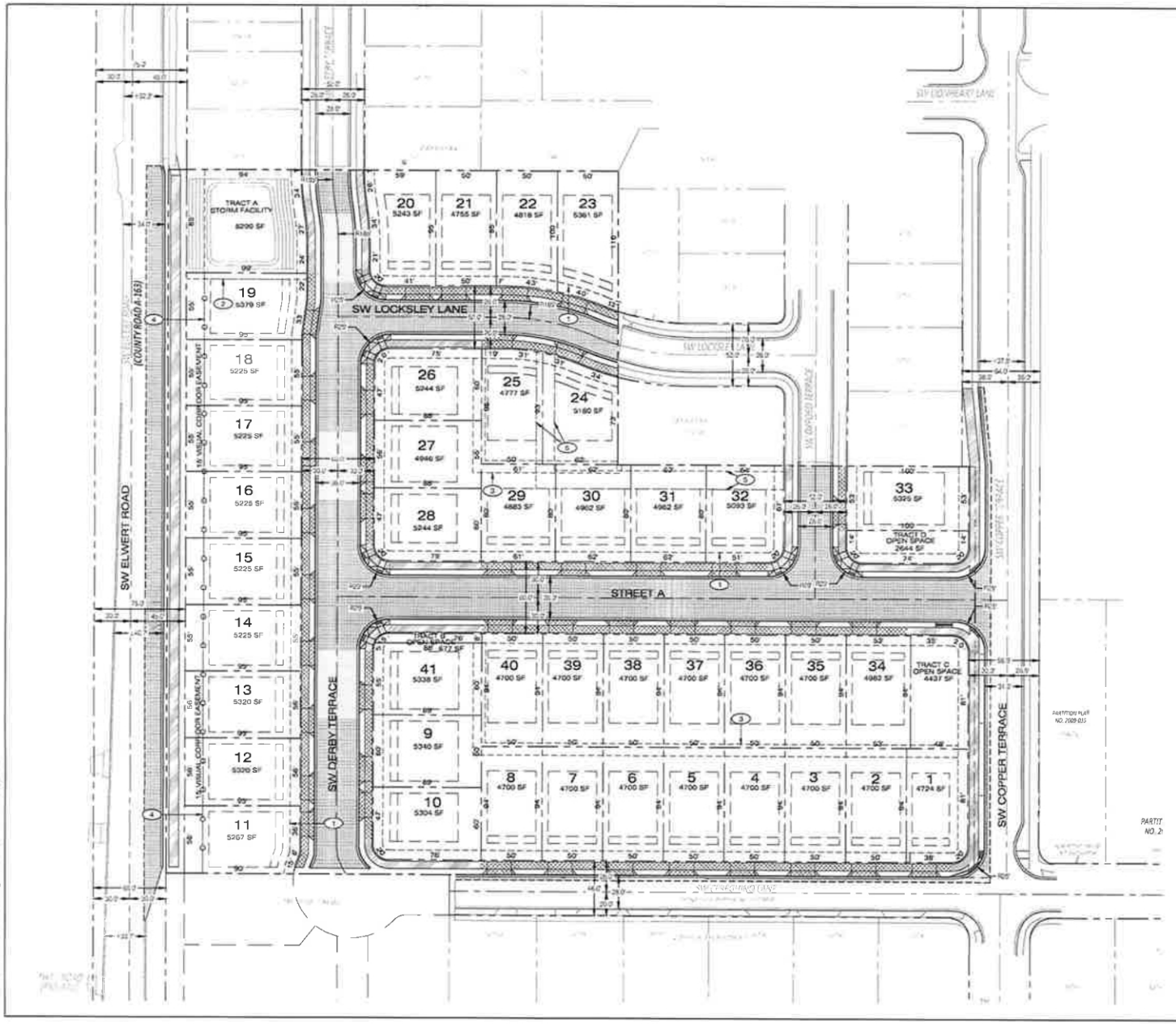
PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by WJS Date 09/2025
Drawn by IAS Date 09/2025
Reviewed by MJS Date 09/2025
Project No 131-035 REF:
Horiz. Scale:
Vert. Scale:

No.	Date	Revision	By

Project PINOT GLEN
No. 131-035
Type PLANNING
Sheet P0.0

B:\Projects\131-035 Planning\131035_P0 Cover.dwg, 10/7/2025 1:50:13 PM



LEGEND

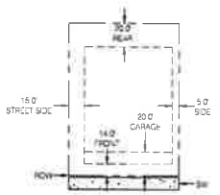
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER

EASEMENT NOTES

1. PROPOSED 8.0' WIDE P.U.E. (TYP.).
2. PROPOSED 5.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
3. PROPOSED 10.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
4. PROPOSED 15.0' WIDE VISUAL CORRIDOR EASEMENT.
5. PROPOSED 15.0' WIDE PUBLIC STORM EASEMENT.

SETBACKS (MDRL & MDRH)

FRONT BUILDING	14 FT.
FRONT GARAGE	20 FT.
SIDE YARD	5 FT.
STREET SIDE YARD	15 FT.
REAR BUILDING	20 FT.



PROPOSED MDRL & MDRH SETBACKS

NTS

SCALE
40 0 20 40
1 INCH = 40 FEET

PIONEER DESIGN GROUP
9020 SW WASHINGTON SQUARE, SUITE 440, PORTLAND, OREGON | HONOLULU, HAWAII
PH 503.643.3626 WWW.PD-GRP.COM

PRELIMINARY

PRELIMINARY PLAT

PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by	WD	Date	09/2025
Drawn by	NJ	Date	09/2025
Reviewed by	AKS	Date	09/2025
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project
PINOT GLEN
No.
131 035
Type
PLANNING
Sheet
P1.0

Notice of SB 1537 Exemption Application Under Review

The city submitted an exemption request to the HAPO on September 22, 2025, and during review of the city's application, the mandatory adjustment provisions of Senate Bill 1537 (2024 Session) do not apply until the HAPO issues a final decision, which must be issued within 120 days or by January 20, 2026. Interested parties may sign up to receive public notice for the city's application on DLCD's Housing GovDelivery, including a 45-day opportunity to submit public comments during the 120-day review period.

Because the City of Sherwood has submitted a pending SB 1537 exemption application to DLCD, the City will apply its local adjustment review process in lieu of the mandatory adjustment provision of SB 1537. Adjustment requests will be reviewed under Sherwood Municipal Code (SMC) 16.84 and any related procedures.

Applicants for the development of housing may request an adjustment to the following categories of standards under the City's local process:

- Dimensional standards, including setbacks, lot coverage, and building height
- Residential design standards that are clear and objective
- Site design requirements related to landscaping, open space, and screening
- Off-street parking ratios

A full list of eligible standards for adjustments and the relevant procedures and approval criteria may be found under:

SMC 16.84 Variances

SMC 16.40 Planned Unit Developments

SMC 16.68 Infill Development Standards

For more information contact the Planning Department at planning@sherwoodoregon.gov or 503-925-2308.

ATTACHMENT B

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

ORDINANCE 2022-005

AMENDING SECTIONS OF THE TRANSPORTATION SYSTEM PLAN FOR HOUSING CHOICES

WHEREAS, the proposed amendments are minor in nature and are intended to provide consistency, removing conflicts between the existing Transportation System Plan (TSP) document and the City's Development Code, and better meet the community's needs; and

WHEREAS, the proposed 36-foot roadway residential standard will allow for two lanes for travel and provide adequate on-street parking that meets Sherwood's existing and future needs; and

WHEREAS, the proposed 36-foot roadway residential standard will allow for safe emergency vehicle travel, efficient travel for vehicles, and will continue to accommodate convenient pedestrian and bicycle circulation; and

WHEREAS, the addition of the Public Alley cross section detail will provide consistency between the development code and the City's adopted TSP; and

WHEREAS, the proposed Public Alley cross section detail is not excessive and provides for the minimum width for travel, utilities, and lighting; and

WHEREAS, on April 12, 2022, the Planning Commission conducted a public hearing, considered the proposed increase of residential street width from 28-feet to 36-feet and a new public alleyway standard, and recommended that the City Council adopt the proposed amendments; and

WHEREAS, the City Council held the first public hearing on the proposed amendments on May 17, 2022, a second public hearing on June 7, 2022, and the third and final public hearing on June 13, 2022.

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

Section 1. After full and due consideration of the application, the Planning Commission recommendation, the record, and evidence presented at the public hearings, the City Council adopts the findings of fact contained in the Planning Commission recommendation, which is included as Attachment 1 to the staff report for this Ordinance, finding that the text of the Transportation System Plan shall be amended as follows:

1. Volume 1, Section 8: The Standards, Figure 16: Cross Sections, shall be amended to add a new Public Alley cross section detail (new Figure 16 G) as depicted in Exhibit A, attached hereto.

2. Volume 1, Section 8: The Standards, Figure 16: Cross Section, shall be amended to delete the current 28' Standard Residential in Figure 16 D and replace it with a new 36' Standard Residential in Figure 16 D as depicted in Exhibit B, attached hereto.

Section 2. The proposed amendments to the Transportation System Plan in Exhibits A and B, attached to this Ordinance, are hereby **APPROVED**.

Section 3. The City Council declares that an emergency exists because a delay would unnecessarily prevent the orderly implementation of the provisions of this Ordinance; therefore, this Ordinance shall take effect on June 30, 2022.

Duly passed by the City Council this 13th of June, 2022.

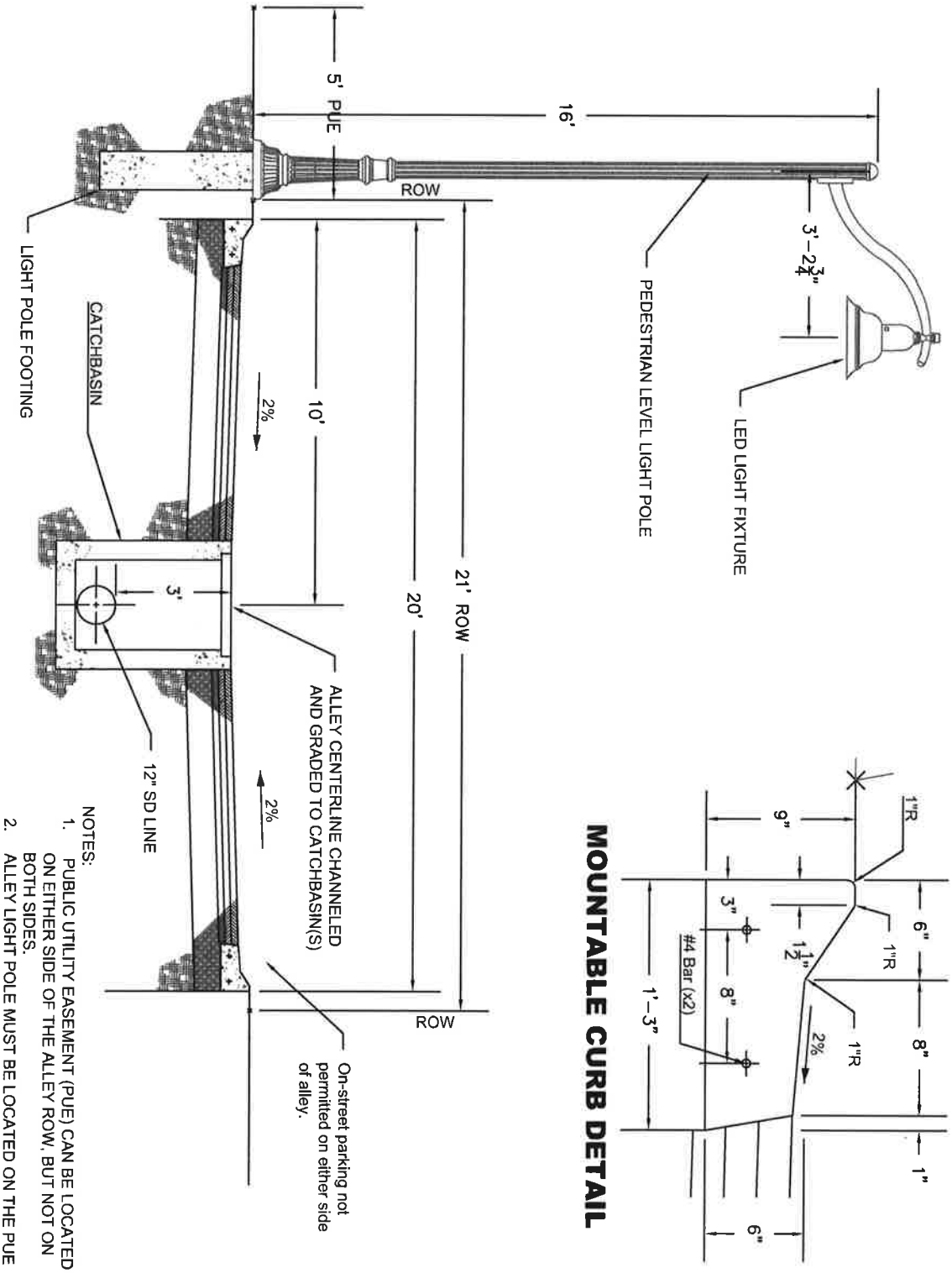
Keith Mays, Mayor — Date 6/13/2022

Attest:

Sylvia Murphy, MMC, City Recorder

	AYE	NAY
Giles	✓	
Scott	✓	
Brouse	✓	
Young	✓	
Garland	✓	
Rosener	✓	
Mays	✓	

Exhibit A



PUBLIC ALLEY CROSS SECTION

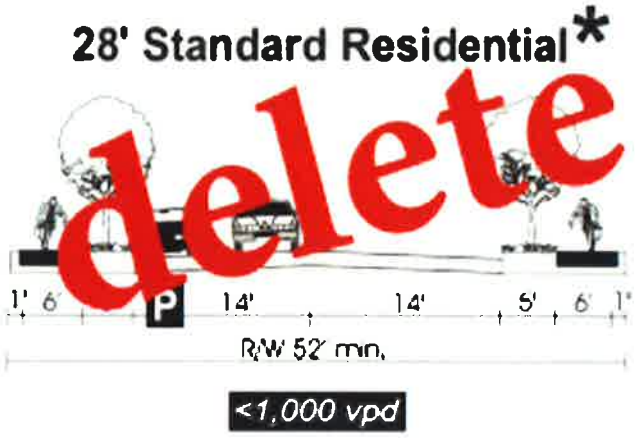
NOTES:

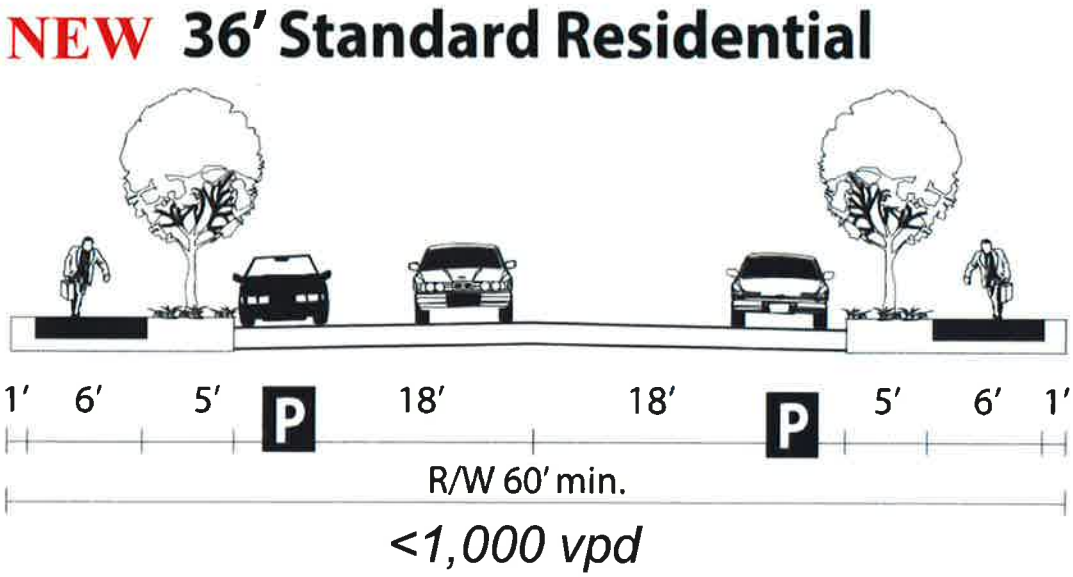
1. PUBLIC UTILITY EASEMENT (PUE) CAN BE LOCATED ON EITHER SIDE OF THE ALLEY ROW, BUT NOT ON BOTH SIDES.
2. ALLEY LIGHT POLE MUST BE LOCATED ON THE PUE SIDE OF THE ALLEY ROW.
3. ALLEY LIGHTING FIXTURE STYLE MUST BE COMPLIANT WITH PGE STANDARDS AND ACCEPTABLET TO THE CITY.
4. On-Streeet parking is not permitted on either side of the alley.

MOUNTABLE CURB DETAIL

	STANDARD DRAWING TITLE	DRAWING NUMBER
City of Sherwood Oregon	PUBLIC ALLEY CROSS SECTION DETAIL	X-XX
Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE: N.T.S.	DATE: MON' YY

Remove the "28' Standard Residential" Cross Section and replace it with "36' Standard Residential Cross Section that allows for parking on both sides of the street as reflected below.

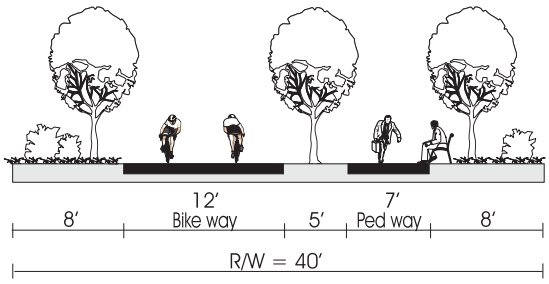




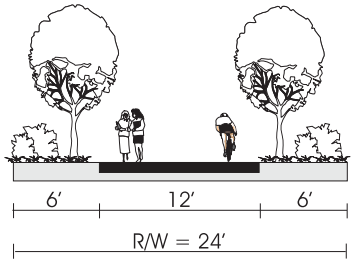
A variance requires demonstration of hardship or other exceptional circumstances resulting from conditions of the property. Variances must meet Sherwood Development Code and TPR criteria.

ATTACHMENT C

Pedestrian/Bicycle Greenway



Primary Trail



Feeder Trail

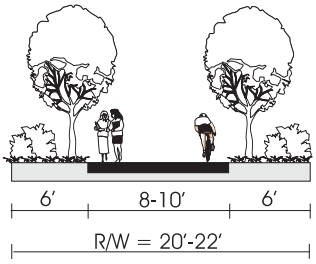


Figure 16F
TRAIL STANDARDS
SHERWOOD
CROSS SECTIONS

EXHIBIT A5-d

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
Fax 503-625-5524
www.sherwoodoregon.gov

Mayor
Tim Rosener

Council President
Kim Young

Councilors
Renee Brouse
Taylor Giles
Keith Mays
Doug Scott
Dan Standke

City Manager
Craig Sheldon

Assistant City Manager
Kristen Switzer

November 21, 2025

Owner
Alan Shendel
(Tax lot 2S130CC00600)
12599 SW Bridgeview Ct
Tigard, OR 97223

Applicant
Riverside Homes
15350 SW Sequoia Parkway, Suite #320
Portland, OR 97224

Owner
Alexander, Catherine M Trust & Alexander Farm Cred. Shelter Trust
(Tax lots 2S130CC00400 and 2S130CC00700)
11401 SW 107th Place
Tigard, OR 97223

RE: 21760, 21710, 21820 SW Elwert Road, Pinot Glen Subdivision': 41-lot single family detached dwelling units.
Type III – Subdivision
Case File No. LU 2025-012 SUB – Requested Incompleteness Items

The City of Sherwood values Riverside Homes continued interest and investment in the Sherwood community and looks forward to bringing this project to fruition. A review of the submitted materials by staff has determined that their application is **incomplete** at this time. Please provide the following for staff to deem the application complete and schedule this matter for a hearing.

Required Information:

1. Please provide clarity regarding lot size averaging, per Sherwood Municipal Code (SMC) 16.120.020.E.
2. Please revise the submitted narrative to directly address each of the *Approval Criteria* individually, per SMC 16.140.040. If needed, specifically cite the page number, sheet number, detail, etc.
3. Please address/show setback, frontage, and width requirements, per SMC 16.120.040.
4. Please address/show how and where the required minimum five percent (5%) open space is located, per SMC 16.120.040. Provide a separate landscape sheet with unique hatch for the open spaces, and include area square footage callouts to support this.

Courtesy Note: Areas proposed to meet the “open space” requirement (16.140.030.A) must be “usable areas”. The “storm water facility” (“Tract A”) cannot be used within the open space calculation. Tract B also cannot be counted as a “usable” space due to its small size and isolated nature. It appears Tract B is placed in this location to avoid two front setbacks for Lot 41. Staff is happy to work with the applicant to find other solutions to allow development of the lot.

5. Please address how 16.106.070, *Bike Lanes*, is being met.
   Note: The TSP, Vol 1, page 49, Figure 13, shows a proposed bike lane to be located on SW Elwert.
6. Pursuant to SMC 16.106.020(E), a Type II Design Modification is required for all transportation standards under SMC 16.106 that are not met. This Type II application is in addition to any Engineering Design Modifications required by the Engineering Design Manual. Staff have identified the following standards that are not met based on the initial proposal:
   a. Typical street cross section for a local residential street.
   b. Local street connectivity shown in Figure 16 of the Transportation System Plan
   c. Block length for SW Derby Terrace / SW Cereghino Lane (exceeds 530 ft.)

The applicant is encouraged to review SMC 16.106 in detail and identify any other standards that are not met as the plans are revised for resubmittal.

See attachments for additional completeness comments from:

- City of Sherwood Engineering Department
- PRIDE Disposal Company

Note – the application was routed to Washington County for completeness review, and no comments were provided.

Courtesy comments:

A 15 ft. wide visual corridor is required along SW Elwert Road pursuant to SMC 16.140.040. While the visual corridor can overlap with required rear setbacks of private lots, the code does not allow fences in the visual corridor easement. Based on the plans, the usable rear yard for lots 11 – 19 will be only a few feet deep. Compliance with the visual corridor standard, including the absence of fences, will be verified prior to occupancy of each home. A fence is permitted along the eastern boundary of the visual corridor. Staff are happy to discuss alternative designs for the subdivision that will allow more usable yard space for properties along Elwert Road while meeting the visual corridor standard.

The City has applied for an exemption to SB 1537 (2024) Mandatory Adjustments. Additional details are provided in Attachment C.

Conclusion:

Once your application is considered complete, we will schedule this matter for a public hearing. Note: Once staff have deemed the application complete, the applicant will need to

provide three (3) folded and complete set of the application along with one (1) updated electronic copy of the application prior to the decision being issued.

If you have any questions, please contact me at 503.625.4288 or gravesa@sherwoodoregon.gov.

In accordance with ORS 227.178(2) your application will be deemed complete once we have received:

1. All of the missing information noted; or
2. Some of the missing information and written notice that no additional information will be provided; or
3. Written notice that no additional information will be provided.

Please note, this application was first submitted on 10.24.2025. Applicants are provided 180 days from the date the application was first submitted to respond in one of the three ways listed above, or the application will be deemed void per ORS 227.178(4). **180 days from 10.24.2025 is 04.22.2026**.

Sincerely,



Arthur Graves, Associate Planner
City of Sherwood

Attachment(s):

- Attachment A: City of Sherwood Engineering Department comments dated October 31, 2025.
- Attachment B: PRIDE Disposal Company comments, dated October 27, 2025.
- Attachment C: SB 1537 Exemption Notice

CC: Craig Christensen, Senior Civil Engineer

Case File

Engineering Department
Land Use Application
Completeness Review Comments

Home of the Tualatin River National Wildlife Refuge

To:	Arthur Graves, Associate Planner
From:	Craig Christensen P.E., Senior Civil Engineer
Project:	Pinot Glen (LU2025-011)
Date:	October 31, 2025

Engineering staff has reviewed the information provided for the above referenced private development project for submittal completeness. LU submittals 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 (TVF&R), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Engineering Department – Overall Completeness Review Decision

Based on the individual public infrastructure reviews listed below, the LU submittal for Pinot Glen (LU 2025-011) is ***deemed incomplete*** at this time.

General Description

The subject site consists of a 3 under-developed parcels of land (+/-7.26 acres total) located between SW Copper Terrace and SW Elwert Road, north of SW Cereghino Lane. The property currently has 3 points of access to SW Elwert Road. The property is zoned for residential.

Existing Conditions Plan

The following is a list of items for completeness:

1. There is no existing water line within SW Elwert Road along the subject property frontage.
2. Does not show neighboring driveway on the east side of SW Copper Terrace across from new intersection.

Review and Conclusion: For the purposes of the Existing Condition Plan section, the application is ***deemed incomplete*** for Engineering LU review.

Grading and Erosion Control

The application has included a grading plan and erosion control plan.

Review and Conclusion: For the purposes of Grading and Erosion Control, the application is ***deemed complete*** for Engineering LU review.

Transportation

The following is a list of items for completeness:

1. Need design modification request for local street intersections that are less than 200 feet apart.
2. Need design modification request for local street with a curb to curb width of less than 36 feet.
3. Right-of-way dedication will need to be to a total street width of 64 feet along SW Copper Terrace with a 38-foot wide curb to curb street. See attached typical section.

4. SW Derby Terrace Curb line on parking side needs to be consistent between the 28-foot and 36-foot street sections so that the driving lanes line up through the intersection. This will affect the right-of-way line location and changes lot layouts.

The following are non-completeness items:

1. A bulb-out at the SW Copper Terrace/SW Cereghino Lane intersection will likely be required matching the opposite side of SW Copper Terrace.
2. Coordinate location of sidewalk ramps with Sherwood Engineering Department prior to design.
3. Will need to dedicate an 8-foot wide PUE along the frontage of SW Elwert Road.

Review and Conclusion: For the purposes of the Transportation section, the application is ***deemed incomplete*** for Engineering LU review.

Sanitary Sewer

The preliminary plan shows how the subject development can provide public sanitary sewer service to the proposed building.

Review and Conclusion: For the purposes of the Sanitary Sewer section, the application is ***deemed complete*** for Engineering LU review.

Storm Sewer

The following is a list of items for completeness:

1. The water quality pond appears to be about 15 feet deep at its deepest at the southeast corner. Need a test pit to determine if this will be beneath the ground water level. If ground water level is higher than proposed pond bottom, alternate design will be necessary for pond(s).
2. No storm sewer manholes in back yards.
3. Existing storm sewer within SW Elwert Road is treated. Catch basins collecting non-treated water should not interconnect with treated storm water.
4. There is a 4-cartridge filter manhole in SW Elwert Street. The preliminary plan appears to be removing this manhole. If removed then the storm water being treated by the manhole will need to be treated in the water quality pond.

Review and Conclusion: For the purposes of the Storm Sewer section, the application is ***deemed incomplete*** for Engineering LU review.

Water

The following is a list of items for completeness:

1. There is no existing water line within SW Elwert Road along the subject property frontage.
2. Need to show proposed water line within SW Elwert Road.

Review and Conclusion: For the purposes of the Water section, the application is ***deemed incomplete*** for Engineering LU review.

Natural Resources

Clean Water Services has stated that there does not appear to be any sensitive areas within 200 feet of the project.

Review and Conclusion: For the purposes of the Natural Resources section, the application is ***deemed complete*** for Engineering LU review.

NOTES:

HOT MIX ASPHALT CONCRETE (HMAC) PLACEMENT

1. THE UPPER 12–INCHES OF THE SUB GRADE SHALL HAVE A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM RELATIVE DENSITY AS DETERMINED BY AASHTO MODIFIED T–99.
2. THE AGGREGATE BASE SHALL HAVE A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM RELATIVE DENSITY AS DETERMINED BY AASHTO T–99.
3. ASPHALT CONCRETE SHALL BE COMPACTED TO ACHIEVE A DENSITY OF NOT LESS THAN 92% OF THE MAXIMUM THEORETICAL DENSITY AS DETERMINED BY AASHTO T–209.
4. AT THE TIME OF ASPHALT APPLICATION:
   – MINIMUM SURFACE TEMPERATURE FOR CLASS "B" MUST BE 45 DEGREES AND RISING.
   – MINIMUM SURFACE TEMPERATURE FOR CLASS "C" MUST BE 50 DEGREES AND RISING.
5. THE PLACING OF ASPHALT CONCRETE WILL BE PERMITTED ONLY DURING DRY WEATHER AND WHEN THE AMBIENT TEMPERATURE IS RISING AND IS EQUAL TO OR GREATER THAN SHOWN IN THE TABLE OF MINIMUM AMBIENT TEMPERATURES.
6. ASPHALT CONCRETE SHALL BE PLACED ON A DRY PREPARED SURFACE.
7. TACK COAT SHALL BE APPLIED AGAINST FACE EDGE OF CURB & AROUND MANHOLE CASTING & OTHER EXPOSED STRUCTURES BEFORE PAVING.
8. ASPHALT EDGES, AFTER ASPHALT CONCRETE HAS BEEN PLACED, SHALL BE SAND SEALED.
9. PAVEMENT SMOOTHNESS – FURNISH A 12FT (3.6M) STRAIGHTEDGE. TEST WITH A 12FT (3.6M) STRAIGHTEDGE PARALLEL TO AND PERPINDICULAR TO THE CENTERLINE. THE PAVEMENT SURFACE SHALL NOT VARY BY MORE THAN 1/4 INCH (6MM). MARK AREAS NOT MEETING THE SURFACE SMOOTHNESS TOLERANCE.
10. PLACE INSPECTOR APPROVED GEO–FABRIC BETWEEN SUBGRADE AND BASE ROCK.

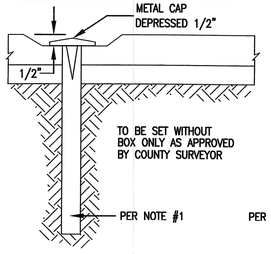
MINIMUM AMBIENT TEMPERATURES

NOMINAL SPECIFIED COMPACTED THICKNESS OF INDIVIDUAL COURSES	WEARING COURSES	ALL OTHER COURSES
LESS THAN 1–1/2"	60 DEGREES (F)	60 DEGREES (F)
1–1/2" TO 2–1/2"	50 DEGREES (F)	40 DEGREES (F)
2–1/2" AND OVER	40 DEGREES (F)	40 DEGREES (F)

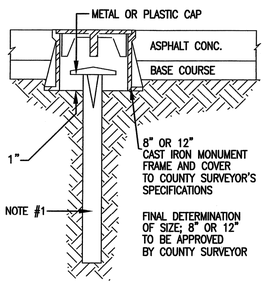
City of Sherwood Oregon

REVISIONS	DATE	STANDARD DRAWING TITLE	DRAWING NUMBER
R-0	11-09-98	STREET SECTIONS NOTES	ST-5-3
R-1, Revised Title/Notes	06-01-06		
R-2, Revised Drawing No.	12-12-06	APPROVED BY	DATE

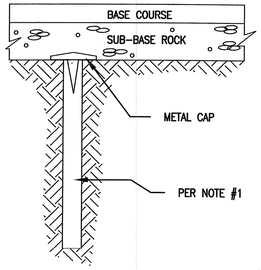
A. FOR USE IN PAVED ROADS



B. FOR USE IN PAVED ROADS

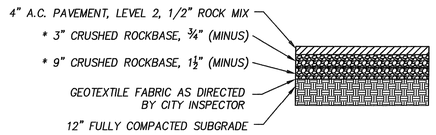


C. FOR USE IN GRAVEL ROADS



NOTE #1:
ALL MONUMENTS SHALL USE EITHER 5/8" DIA. x 30" LONG IRON ROD OR 3/4" INSIDE DIA. x 30" LONG GAVANIZED IRON PIPE.

WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION	CENTERLINE SURVEY MONUMENT DETAIL
REVISION / DATE	WASH. COUNTY NO. M–404 (MOD.)

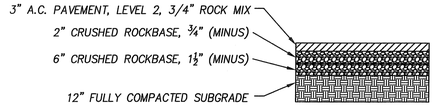


NOTE: SEE STD DETAIL ST–5–3 FOR ADDITIONAL REQUIREMENTS

IF APPROVED BY THE CITY ENGINEER
* ROCK SECTION CAN BE REDUCED TO 4" ¾"(MINUS) ON COPPER TERRACE AND LOOP ROAD BY AMENDING THE TOP 12" OF SUBGRADE WITH CEMENT (6% BY WEIGHT).

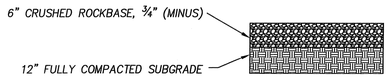
ROAD PAVEMENT SECTION

N.T.S.



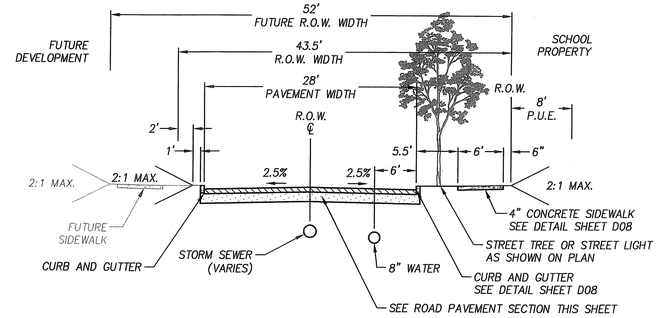
PRIVATE ASPHALT DRIVE PAVEMENT SECTION

N.T.S.



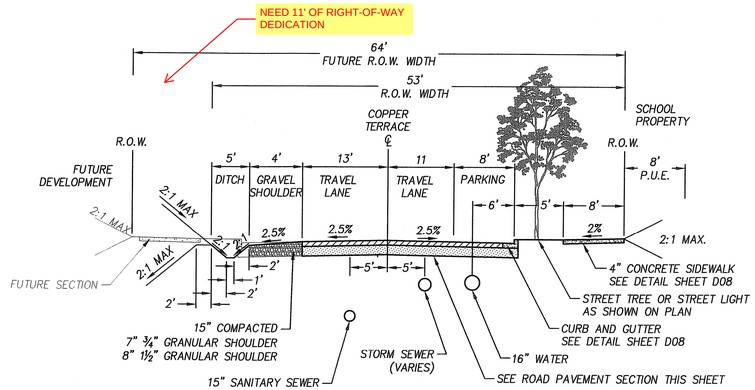
PRIVATE GRAVEL DRIVEWAY PAVEMENT SECTION

N.T.S.



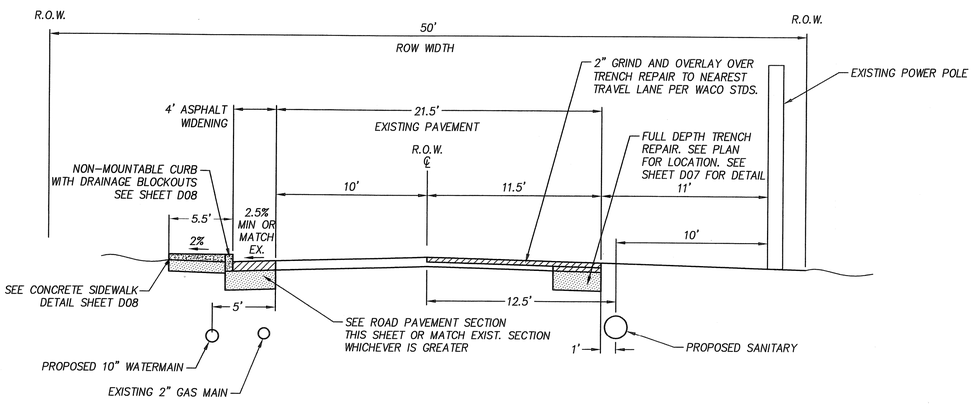
NURSERY WAY 3/4–STREET TYPICAL SECTION

CITY OF SHERWOOD 28' STANDARD RESIDENTIAL LOOKING EAST
N.T.S.



COPPER TERRACE HALF–STREET TYPICAL SECTION

CITY OF SHERWOOD 38' NEIGHBORHOOD ROUTE LOOKING NORTH
N.T.S.



EDY ROAD TYPICAL SECTION

AT COPPER TERRACE LOOKING EAST
N.T.S.

AS-BUILT INFORMATION PROVIDED IS BASED ON DESIGN DRAWINGS AND MODIFIED ONLY BY DATA FURNISHED BY THE CONTRACTOR.

AS BUILT SET

TYPICAL SECTIONS & PAVING DETAILS

NEW ELEMENTARY AND MIDDLE SCHOOL

SHERWOOD, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

REGISTERED PROFESSIONAL ENGINEER — OREGON — JULY 11, 2003 — BENJAMIN R. KAS — 70,083 — EXPIRES: 12/31/

DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	KAS
DATE:	JUNE 2009

NO.	DESCRIPTION	DATE
A	ADDENDUM #2	8-3-07
B	ADDENDUM #3	8-7-07
C	ON-SITE STORM CHANGES	8-8-07
D	CITY OF SHERWOOD GRADING REVIEW COMMENTS	8-8-07
E	WATER QUALITY SWALE CHANGES	8-8-07
F	ENGINEERING PERMIT REVIEW COMMENTS	9-6-07
G	WASH. CO. FACILITIES PERMIT REVIEW	9-13-07
H	WASHINGTON COUNTY REVIEW	11-20-07
I	DAYBREAK UTILITY COORDINATION	2-4-08

REVISIONS

SHEET NO.
D01

JOB NO.
DOW-08

P:\DOW-08\DOW08-DWGS\C3D PUBLIC SHEETS\ DOW08-D01.dwg

WASHINGTON COUNTY CASE FILE 07-929

P★R★I★D★E
DISPOSAL COMPANY
P.O. Box 820 Sherwood, OR 97140
Phone: (503) 625-6177 Fax: (503) 625-6179

October 27, 2025

Arthur Graves
City of Sherwood
Planner

Re: Pinot Glen Subdivision

We have reviewed the site plan for the above-mentioned subdivision. We will be able to service the lots as they've been laid out. The residents will be responsible for placing their totes curbside on the nearest public road on collection day.

Any future modifications to this plan will require additional approval.

If you have any additional questions, feel free to contact me.

Sincerely,

Kristen Tabscott
Pride Disposal Company
ktabscott@pridedisposal.com
(503) 625-6177

PINOT GLEN

A 41 LOT SUBDIVISION ON TAX LOT 400, 600 & 700 TAX MAP 2S130CC
21710, 21820 & 21760 SW ELWERT ROAD, SHERWOOD, OREGON, 97140

APPLICANT

RIVERSIDE HOMES
15350 SW SEQUOIA PARKWAY, SUITE 320
BEAVERTON, OR 97006
NIKI MUNSON
PHONE (503) 545 0966
EMAIL: NMUNSON@RIVERSIDEHOMES.COM

OWNER

ALEXANDER CATHERINE M TRUST & ALEXANDER FAM CRED. SHELTER TRUST
(TAX LOT 400 & 700)
11401 SW 107TH PL
TIGARD, OR 97223

SCHENDEL ALAN (TAX LOT 600)
12599 SW BRIDGEVIEW CT.
TIGARD, OR 97223

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE: (503) 643-8286
CONTACT: MATT SPRAGUE

PROJECT ARBORIST

MORGAN HOLEN & ASSOCIATES LLC
3 MONROE PARKWAY, SUITE P 220
LAKE OSWEGO, OREGON 97035
CONTACT: MORGAN HOLEN
PHONE: (971) 409-9354
EMAIL: MORGAN@MHOLEN.COM

LANDSCAPE ARCHITECT

CASCARA LAND DESIGN, LLC
PHONE (541) 913-2230
CONTACT: CURTIS RILEY, PLA, LEED AP
EMAIL: CURTIS@CASCARALANDDESIGN.COM

SITE INFORMATION

TAX MAP:	2S130CC
TAX LOT:	400, 600, & 700
SITE ADDRESS:	21710, 21820 & 21760 SW ELWERT ROAD SHERWOOD, OREGON, 97140
SITE SIZE	7.26 ACRES
ZONING	MDRI & MDRH

VERTICAL DATUM

BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 39.

DESCRIPTION: A 3" BRASS DISK INSCRIBED "WASH. CO. BM 118" SET CONCRETE FILLED WITH METAL, NORTH SIDE OF BROOKMAN ROAD ON THE EXTENDED CENTER LINE OF ELWERT ROAD.

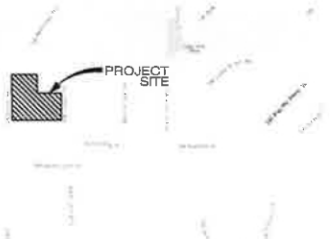
ELEVATION: 210.23' NGVD 29

UTILITIES

WATER	CITY OF SHERWOOD
SEWER	CITY OF SHERWOOD
STORM	CLEAN WATER SERVICES
GAS	NORTHWEST NATURAL GAS
TELEPHONE	FRONTIER
CABLE TV	COMCAST



SITE MAP
SCALE 1" = 100'



VICINITY MAP
NTS

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P0.0	COVER SHEET
P1.0	PRELIMINARY PLAT
P2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
P2.1	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P2.2	PRELIMINARY TREE PRESERVATION NOTES AND TREE TABLE
P3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
P4.0	PRELIMINARY STREET PLAN
P4.1	TYPICAL SECTIONS
P4.2	PRELIMINARY STREET PROFILES
P4.3	PRELIMINARY STREET PROFILES
P4.4	PRELIMINARY STREET PROFILES
P4.5	PRELIMINARY STREET PROFILES
P4.6	PRELIMINARY STREET PROFILES
P5.0	PRELIMINARY COMPOSITE UTILITY PLAN
P6.0	CIRCULATION & AERIAL PLAN
L1.0	STREET TREE, OPEN SPACE & WATER QUALITY PLANTING PLAN

PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
AN MBE/WBE FIRM
WWW.PD-GRP.COM

COVER SHEET

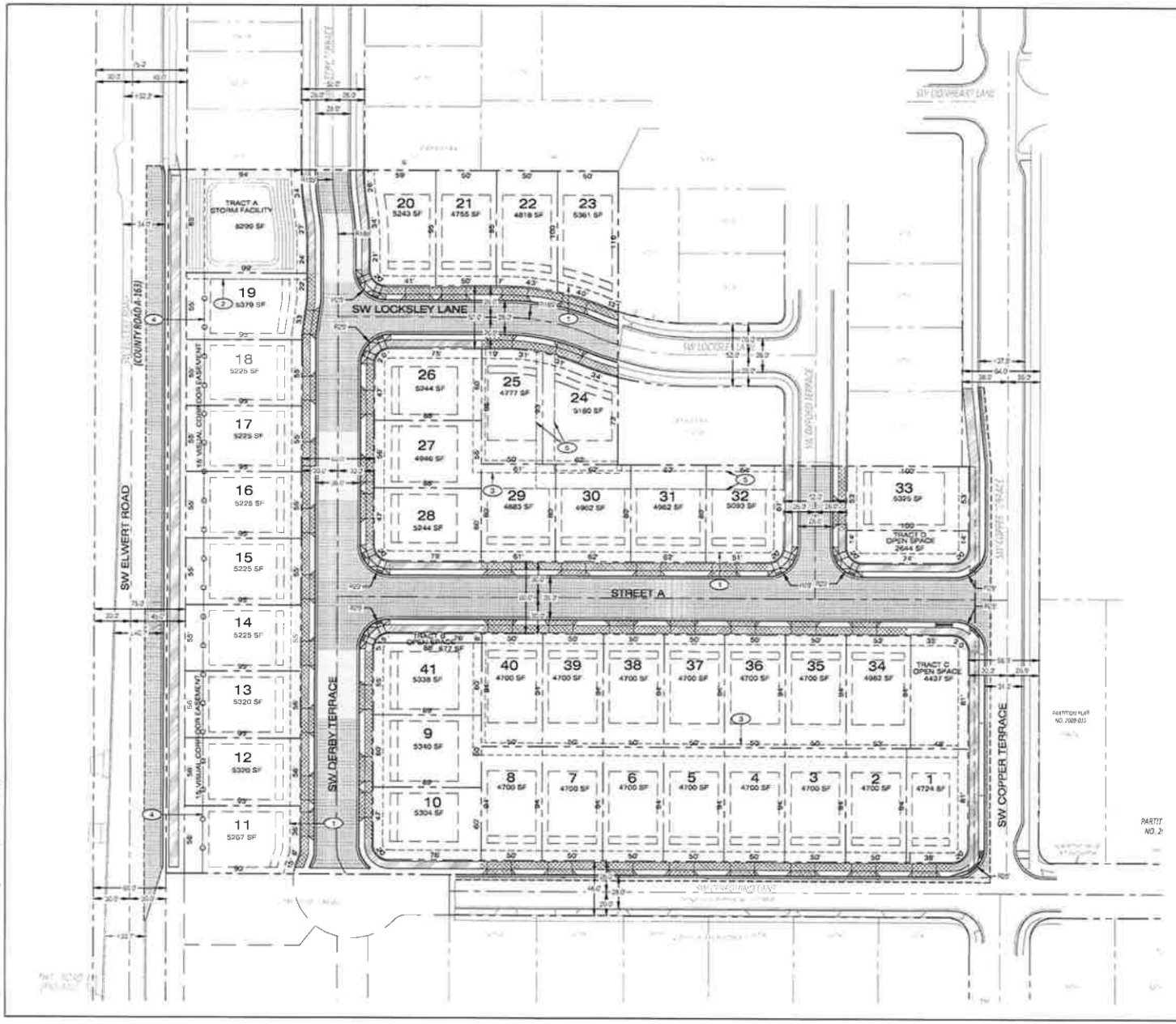
PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by WJS Date 09/2025
Drawn by IAS Date 09/2025
Reviewed by MJS Date 09/2025
Project No 131-035 REF:
Horiz. Scale:
Vert. Scale:

No.	Date	Revision	By

Project PINOT GLEN
No. 131-035
Type PLANNING
Sheet P0.0

B:\Projects\131-035 Planning\131035_P0 Cover.dwg, 10/7/2025 1:50:13 PM



LEGEND

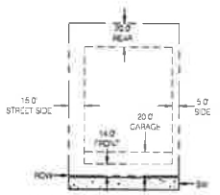
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER

EASEMENT NOTES

1. PROPOSED 8.0' WIDE P.U.E. (TYP.).
2. PROPOSED 5.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
3. PROPOSED 10.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
4. PROPOSED 15.0' WIDE VISUAL CORRIDOR EASEMENT.
5. PROPOSED 15.0' WIDE PUBLIC STORM EASEMENT.

SETBACKS (MDRL & MDRH)

FRONT BUILDING	14 FT.
FRONT GARAGE	20 FT.
SIDE YARD	5 FT.
STREET SIDE YARD	15 FT.
REAR BUILDING	20 FT.



PROPOSED MDRL & MDRH SETBACKS

NTS

SCALE
40 0 20 40
1 INCH = 40 FEET

PIONEER DESIGN GROUP
9020 SW WASHINGTON SQUARE, SUITE 440
PORTLAND, OREGON | HONOLULU, HAWAII
PH 503.643.3286
WWW.PD-GRP.COM

PRELIMINARY

PRELIMINARY PLAT

PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by	WO	Date	09/2025
Drawn by	NJ	Date	09/2025
Reviewed by	AKS	Date	09/2025
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

No.	Date	Revision	By

Project
PINOT GLEN
No.
131 035
Type
PLANNING
Sheet
P1.0

Notice of SB 1537 Exemption Application Under Review

The city submitted an exemption request to the HAPO on September 22, 2025, and during review of the city's application, the mandatory adjustment provisions of Senate Bill 1537 (2024 Session) do not apply until the HAPO issues a final decision, which must be issued within 120 days or by January 20, 2026. Interested parties may sign up to receive public notice for the city's application on DLCD's Housing GovDelivery, including a 45-day opportunity to submit public comments during the 120-day review period.

Because the City of Sherwood has submitted a pending SB 1537 exemption application to DLCD, the City will apply its local adjustment review process in lieu of the mandatory adjustment provision of SB 1537. Adjustment requests will be reviewed under Sherwood Municipal Code (SMC) 16.84 and any related procedures.

Applicants for the development of housing may request an adjustment to the following categories of standards under the City's local process:

- Dimensional standards, including setbacks, lot coverage, and building height
- Residential design standards that are clear and objective
- Site design requirements related to landscaping, open space, and screening
- Off-street parking ratios

A full list of eligible standards for adjustments and the relevant procedures and approval criteria may be found under:

SMC 16.84 Variances

SMC 16.40 Planned Unit Developments

SMC 16.68 Infill Development Standards

For more information contact the Planning Department at planning@sherwoodoregon.gov or 503-925-2308.

PIONEER DESIGN GROUP, INC.
CIVIL LAND USE PLANNING SURVEY
P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

March 9, 2026

City of Sherwood
Arthur Graves
22560 SW Pine St.
Sherwood, Oregon 97140

RE: Response to Notice of Incomplete for Pinot Glen (LU 2025-012 SUB)

Dear Arthur,

This letter serves as a response to the items the city has noted as deficiencies and courtesy comments within the Notice of Incomplete for Pinot Glen (LU 2025-012 SUB). I have provided the city's comments below and included responses as to how each has been resolved.

PLANNING ITEMS

Required Information:

1. *Please provide clarity regarding lot size averaging, per Sherwood Municipal Code (SMC) 16.120.020.E.*

RESPONSE: The updated narrative includes the calculations used for the proposed lot size averaging per SMC Section 16.120.020.E.

2. *Please revise the submitted narrative to directly address each of the approval Criteria individually, per SMC 16.140.040. If needed, specifically cite the page number, sheet number, detail, etc.*

RESPONSE: The narrative has been updated to include responses to each of the approval criteria, including reference to page and sheet numbers per SMC 16.140.040.

3. *Please address/show setback, frontage, and width requirements, per SMC 16.120.040.*

RESPONSE: Setback and frontage requirements are shown on the Preliminary Plat (Sheet P1.0). Lot widths are notated on the preliminary plat and lot dimension requirements are addressed in the narrative per SMC Section 16.12.030.

4. *Please address/show how and where the required minimum five percent (5%) open space is located, per SMC 16.120.040. Provide a separate landscape sheet with unique hatch for the open spaces, and include area square footage callouts to support this.*

Courtesy Note: Areas proposed to meet the "open space" requirement (16.140.030.A) must be "usable areas". The "storm water facility" ("Tract A") cannot be used within the open space calculation. Tract B also cannot be counted as a usable space due to its small size and isolated nature. It appears Tract B is placed in this location to avoid two front setbacks for lot 41. Staff is happy to work with the applicant to find other solutions to allow development of the lot.

RESPONSE: The required open space has been reconfigured such that all required open space is located in Tract C and Tract D as shown on the preliminary plat. The applicant has provided a landscape sheet showing the proposed open spaces as requested. Also as requested, Tract A and Tract B are not included in the open space area calculations, as they are not considered by the City as to be "usable areas".

It is noted that Tract D is not provided to avoid two front setbacks for Lot 41 (now Lot 31), as suggested above. Instead, Tract B is located as shown due to SMC requirements limiting maximum lot size to 5,500 square feet. Instead, if Tract D were eliminated, Lot 31 would have a non-complying area of over 7,500 square feet. If Tract D were reconfigured, the open space area would be less useable, or would create impracticable lot dimensions.

5. *Please address how 16.106.070, Bike Lanes, is going to be met. Note: The TSP, Vol 1, page 49, figure 13, shows a proposed bike lane to be located on SW Elwert.*

RESPONSE: The applicant has provided an updated plan set that includes the requested bike lane on SW Elwert Rd. See typical street sections on Sheet P4.1 of the updated plan set.

6. *Pursuant to SMC 16.106.020(E), a Type II Design Modification is required for all transportation standards under SMC 16.106 that are not met. This Type II application is in addition to any engineering Design Modifications required by the Engineering Design Manual. Staff have identified the following standards that are not met based on the initial proposal.*

    a. *Typical street cross section for a local residential street.*

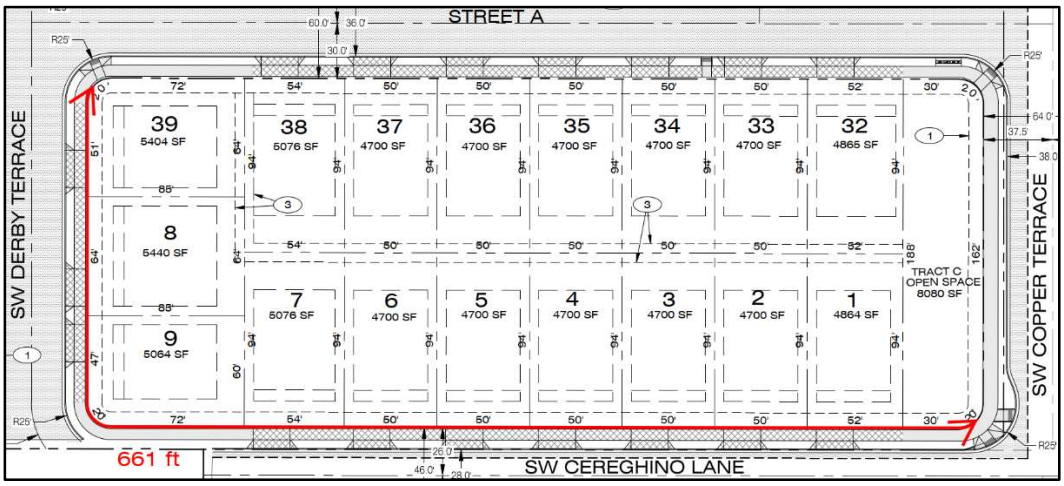
RESPONSE: The applicant has requested a design modification for the reduced curb to curb width for SW Locksley Lane, SE Oxford Terrace, SW Cereghino Lane and SW Derby Terrace north of SW Locksley Lane. See Preliminary Street Plan (Sheet P4.0) and the Typical Sections (Sheet P4.1) for proposed street dimensions. See updated narrative Section 16.106.020 for Design Modifications.

    b. *Local street connectivity shown in figure 16 of the Transportation system plan.*

RESPONSE: Figure 16 of the Transportation system plan relates to the standard street cross sections for each functional classification. As previously mentioned, a design modification has been requested for the reduced curb to curb width for SW Locksley Lane, SW Oxford Terrace, SW Cereghino Lane and SW Derby Terrace north of SW Locksley Lane.

c. Block length for SW Derby Terrace/SW Cereghino Lane (exceeds 530 feet.)

RESPONSE: According to the City, the block length is measured from the intersection of SW Copper Terrace & SW Cereghino Lane to the intersection of Street A and SW Derby Terrace (see image below). Based on this definition, the block length is approximately 661 feet. A design modification is requested to address the exceeding block length. See Section 16.128.010 of the updated narrative for block length requirements and Section 16.106.020 for Design Modifications.



Courtesy Comments:

A 15 ft. wide visual corridor is required along SW Elwert Road pursuant to SMC 16.140.040. While the visual corridor can overlap with require rear setbacks of private lots, the code does not allow fences in the visual corridor easement. Based on the plans, the usable rear yard for lots 11-19 will be only a few feet deep. Compliance with the visual corridor standard, including the absence of fences, will be verified prior to occupancy of each home. A fence is permitted along the eastern boundary of the visual corridor. Staff are happy to discuss alternative designs for the subdivision that will allow more usable yard space for properties along Elwert Road while meeting the visual corridor standard.

RESPONSE: The applicant has updated the proposed building setbacks and the fence location in order to provide larger rear yards for the lots along the visual corridor tract. As allowed, the required visual corridor has been located and measured from the edge of the sidewalk to the proposed fence along the rear yards of lots 10-17. The proposed fence is located between 1 and 5 feet within the proposed lots, as allowed. See the Preliminary plat (Sheet P1.0).

ENGINEERING ITEMS

Existing Conditions Plan

1. *There is no existing water line within SW Elwert Road along the subject property frontage.*

2. *Does not show neighboring driveway on the east side of SW Copper Terrace across from new intersection.*

RESPONSE: The applicant has provided an updated plan set which addresses the above comments on the existing conditions plan (see Sheet P2.0).

Transportation

The following is a list of items for completeness:

1. *Need design modification request for local street intersections that are less than 200 feet apart.*

RESPONSE: The applicant has requested a design modification for the intersections of SW Copper Terrace/Street A and SW Oxford Terrace which are less than 200 feet apart. The design modification is necessary based on the locations of the existing stub streets that the proposed design is connecting to. See updated narrative Section 16.106.020 for Design Modifications.

2. *Need design modification request for local street with a curb to curb width of less than 36 feet.*

RESPONSE: The applicant has requested a design modification for the reduced curb to curb width for SW Locksley Lane, SE Oxford Terrace, SW Cereghino Lane and SW Derby Terrace north of SW Locksley Lane. See Preliminary Street Plan (Sheet P4.0) and the Typical Sections (Sheet P4.1) for proposed street dimensions. See updated narrative Section 16.106.020 for Design Modifications.

3. *Right-of-way dedication will need to be to a total width of 64 feet along SW Copper Terrace with a 38-foot wide curb to curb street. See attached typical section.*

RESPONSE: The right-of-way dedication of SW Copper Terrace has been adjusted to provide 64 feet and a 38-foot curb to curb width. See updated Street Plan (Sheet P4.0) of the updated plan set.

4. *SW Derby Terrace Curb line on parking side needs to be consistent between the 28-foot and 36-foot street sections so that the driving lanes line up through the intersection. This will affect the right-of-way line location and changes lot layouts.*

RESPONSE: The curb line on SW Derby Terrace has been adjusted in order to line up the driving lanes through the intersection. See updated Preliminary Plat (Sheet P1.0) of the updated plan set.

The following are non-completeness items:

1. *A bulb-out at the SW Copper Terrace/SW Cereghino Lane intersection will likely be required matching the opposite side of SW Copper Terrace.*

2. *Coordinate location of sidewalk ramps with Sherwood Engineering Department prior to design.*

RESPONSE: The design of the SW Copper Terrace/SW Cereghino Lane intersection and the location of sidewalk ramps will be coordinated with Sherwood Engineering Department prior to final design.

3. *Will need to dedicate an 8-foot wide PUE Long the frontage of SW Elwert Road.*

RESPONSE: The applicant has updated the proposed plan set to include an 8-foot wide PUE along the frontage of SW Elwert Road. See the Preliminary Plat (Sheet P1.0) of the plan set included with this submission.

Storm Sewer

The following is a list of items for completeness:

1. *The water quality pond appears to be 15 feet deep at its deepest at the southeast corner. Need a test pit to determine if this will be beneath the ground water level. If ground water level is higher than proposed pond bottom, alternative design will be necessary for pond(s).*

REPONSE: Test pits were utilized to determine the groundwater level as requested. Based on the results, the area of the proposed stormwater facility has increased in order to reduce the pond depth. The applicant has submitted an updated Storm Drainage Report and Composite Utility Plan.

2. *No storm sewer manholes in back yards.*

RESPONSE: All storm sewer manholes have been relocated so that they are no longer in the yards of the proposed lots. See the Preliminary Composite Utility Plan (Sheet P5.0) for proposed sewer manhole locations.

3. *Existing storm sewer within SW Elwert Road is treated. Catch basins collecting non-treated water should not interconnect with treated stormwater.*

RESPONSE: The catch basins with non-treated water are now shown to drain to the proposed pond. One new catch basin is proposed to drain to the existing water quality manhole. That will be offset by the existing impervious area that will be conveyed to the proposed pond. See updated Storm Water Report for drainage details.

4. *There is a 4-cartridge filter manhole in SW Elwert Street. The preliminary plan appears to be removing this manhole. If removed then the storm water being treated by the manhole will need to be treated in the water quality pond.*

RESPONSE: The updated Preliminary Composite Utility plan (Sheet P5.0) now clarifies that the existing cartridge manhole will remain. The proposed impervious area that will drain to the existing cartridge manhole will be offset by the existing impervious area that will be conveyed to the proposed pond. See updated Storm Water Report for drainage details.

Water

The following is a list of items for completeness:

1. *There is no existing water line within SW Elwert Road along the subject property frontage.*

RESPONSE: The applicant has updated the plan set to include the proposed 12" waterline within SW Elwert Road. See the updated Composite Utility Plan (Sheet P5.0).

2. *Need to show proposed water line within SW Elwert Road.*

RESPONSE: The applicant has shown the proposed 12" waterline on the Composite Utility Plan included with the updated plan set (See Sheet P5.0).

With submittal of the requested information as detailed above, we respectfully request that the application be deemed completed and accepted for review in accordance with ORS 227.178.(2)(a).

Please do not hesitate to contact me if you have any questions.

Sincerely,
Pioneer Design Group, Inc.

Matthew L. Sprague
Principal

Attached:

Cc:

EXHIBIT A5-e

LAND USE REVIEW APPLICATION
CITY of SHERWOOD, OREGON

RIVERSIDE AT PINOT GLEN
A 39-Lot Subdivision with Type II Design Modifications

Map 2S1 30CC, Lot 400, 600 & 700

Updated April 21, 2026

APPLICANT:
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APPLICANT'S REPRESENTATIVE:
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Portland, OR 97223
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I. FACT SHEET

Project Name:	**Riverside at Pinot Glen**
Proposed Action:	**Riverside at Pinot Glen - A 39-Lot Subdivision with Type II Design Modifications**
Tax Map:	2S1 30CC
Tax Lots:	400, 600 & 700
Current Site Size:	7.26 acres
Address:	21710, 21760 & 21820 SW Elwert Rd
Location:	North of SW Cereghino Lane, between SW Elwert Road and SW Copper Terrace
Zoning:	MDLR & MDRH

Applicant:
Riverside Homes
15350 SW Sequoia Parkway, Suite 320
Portland, OR 97224
Niki Munson
Phone: 503-645-0986
Email: NMunson@riversidehome.com

Property Owners:

Tax Lot 400 & 700
Alexander Catherine M Trust &
Alexander Fam. Cred. Shelter Trust
11401 SW 107th Place
Tigard, OR 97223

Tax Lot 600
Alan Schendel
12599 SW Bridgeview Ct
Tigard, OR 97223

Applicant's Representative:
Pioneer Design Group, LLC
9020 SW Washington Square Rd., Suite 170 Portland, OR 97223
Ph: (503) 643-8286
Contact: Matt Sprague
Email: msprague@pd-grp.com

PROJECT DESCRIPTION

The applicant submits for review this request for a 39-Lot Subdivision with Type II Design Modifications within the City of Sherwood. The proposed 39-Lot Subdivision is to be known as "Riverside at Pinot Glen". This application includes the preliminary subdivision with Type II Design Modifications related to transportation and roadway standards. The applicant has elected to defer Development Review submittal and is not proposing specific floor plans or building elevations at this time.

Site & Vicinity

The property is identified as Tax Lots 400, 600 and 700 of Tax Map 2S130CC and is approximately 7.26 acres. The site is currently addressed as 21710, 21820 and 21760 SW Elwert Rd Sherwood Oregon 97140. The site is located on the east side of SW Elwert Rd and is bound by SW Cereghino Lane to the South and SW Copper Terrace to the east. The property is zoned MDRL and MDRH (Medium Density Residential Low and Medium Density Residential High) by the City of Sherwood.

Existing Conditions

The subject property consists of 3 parcels, two with existing homes and the third one vacant. Each of these three parcels are rural home sites, developed with a single-family home and various out-buildings. These existing structures will be removed to accommodate the proposed development.

The rest of the site consists of grass with various evergreen and deciduous trees, with remnant areas of previous farm uses including Christmas Tree farming and a fruit orchard. All existing vegetation will be removed to accommodate the proposed development.

Surround Land Uses

- North: Daybreak Subdivision, zoned MDRH
- South: Cooper Meadows Subdivision, zoned MDRL
- East: MDRH & MDRL
- West: Rural farmland outside of the city limits as the site abuts the western boundary of the City of Sherwood.

Topography

The site slopes from the south to north side of the site. The high point of the site is at the lower southwest corner of the property at an approximate elevation of 254.0 feet, with a relative low point at the northwest corner of the property at an approximate elevation of 211.0 feet. Existing grades range between 2% and 22%. Stormwater from the site generally sheds to northwest corner of the property by SW Elwert Road and the northeast corner of the property by SW Copper Terrace.

Vegetation

There are scattered trees and grassy areas throughout the subject lots. There is a mix of evergreen and deciduous trees with a large number of Douglas fir trees from a prior Christmas Tree farm, and fruit trees associated with a small orchard.

III. COMPLIANCE WITH CITY OF SHERWOOD MUNICIPAL CODE

TITLE 16 ZONING AND COMMUNITY DEVELOPMENT CODE

CHAPTER 16.12 RESIDENTIAL LAND USE DISTRICTS

16.12.010 - Purpose and Density Requirements

A. Very Low Density Residential (VLDR)
…

B. Low Density Residential (LDR)

…

C. Medium Density Residential (MDRL)

The MDRL zoning district provides for single-family and duplex housing, manufactured housing and other related uses with a density of 5.6 to 8 dwelling units per acre (except middle housing types pursuant to 16.12.010.F). Minor land partitions shall be exempt from the minimum density requirements.

D. Medium Density Residential High (MDRH)

The MDRH zoning district provides for housing and other related uses with a density of 5.5 to 11 dwelling units per acre (except middle housing types pursuant to 16.12.010.F). Minor land partitions are exempt from the minimum density requirement.

E. High Density Residential (HDR)
…

F. Density Standards for Middle Housing

In the residential zones, density standards shall be applied to middle housing types as established here.

1. *Maximum density standards shall not be applied to duplex, triplex, quadplex or cottage cluster development.*

2. *Cottage clusters must meet a minimum density of four (4) units per net buildable acre.*

3. *For townhome development, the follow maximum densities shall apply:*

a. VLDR Zone: 4 units/acre
b. VLDR PUD Zone: 8 units/acre
c. SE Sherwood Master PUD Zone: 16 units/acre
d. LDR Zone: 20 units/acre
e. MDRL Zone: 25 units/acre
f. MDRH Zone: 25 units/acre
g. HDR Zone: 25 units/acre

RESPONSE: The proposed subdivision is for single family detached homes. Therefore, the MDRL and MDRH density standards apply. The overall density of the site is 5.4 units/acre (39 units/7.26 acres = 5.37) which is within the density standards of both zoning districts. This criterion is met.

16.12.020 Allowed Residential Land Uses

A. Residential Land Uses

The table below identifies the land uses that are allowed in the Residential Districts. The specific land use categories are described in Chapter 16.10.

Uses	*MDRL*	*MDRH*
Single Family Detached Dwelling	*P*	*P*
Duplex	*P*	*P*
Triplex and Quadplex	*P*	*P*
Townhomes	*P*	*P*
Cottage Cluster	*P*	*P*
Multi-Family Dwellings	*N*	*P*

RESPONSE: Single family detached dwellings are a permitted use in the MDRL and MDRH zoning districts. This criterion is met.

16.12.030 Residential Land Use 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. (Variance and Adjustments)

B. Development Standards

1. *Except as modified under Chapter 16.68 (Infill Development), Section 16.144.030 (Wetland, Habitat and Natural Areas), or as otherwise provided, required minimum lot areas, dimensions and setbacks shall be provided in the following table.*

RESPONSE: The proposed subdivision adheres to the required minimum lot areas, dimensions and setbacks as provided in the table below for single family detached homes with the exception of the minimum lot size. The lot sizes are permitted to be less than the required area based on Lot Size Averaging for Subdivisions per Section 16.120.020. See the Preliminary Plat (Sheet P1.0) for lot dimensions, areas and setbacks.

2. *Creation of new lots or parcels as part of a townhome or cottage cluster developments are subject to the applicable land division or Planned Unit Development approval process.*

RESPONSE: The applicant is not proposing a townhome or cottage cluster development therefore this standard is not applicable.

3. *Sufficient Infrastructure. Prior to obtaining a residential building permit for construction of any new middle housing structure or division of an existing structure into middle housing, the applicant must submit a request for verification of Sufficient Infrastructure, together with any documentation requested by the City Engineer or designee, and receive approval from the City Engineer or designee.*

RESPONSE: The applicant is not proposing a middle housing development, therefore this standard is not applicable.

C. *Development Standards per Residential Zone*

Development Standards by Residential Zone	*MDRL*	*MDRH*
Minimum Lot Areas (in square feet)		
Single Family Detached	*5,000*	*5,000*
Duplex	*5,000*	*5,000*
Triplex	*5,000*	*5,000*
Quadplex	*7,000*	*7,000*
Townhome	*Avg. 1,500 per unit*	*Avg. 1,500 per unit*
Multi-Family Dwelling: for the first two units	*X*	*8,000*
Multi-Family Dwelling: each additional unit after first 2	*X*	*3,200*
Minimum Lot width at front property line: (in feet)	*25*	*25*
Minimum Lot width at front property line: Townhomes only	*20*	*20*
Minimum Lot width at building line: (in feet)		
Single Family Detached; Duplex; Triplex; Quadplex and Cottage Cluster	*50*	*50*
Townhome	*20*	*20*

Multi-Family Dwelling	*X*	*60*
Minimum Lot Depth	*80*	*80*
Maximum Height (in feet)		
; bull: All other dwelling types	*30 feet or 3 stories*	*30 feet or 3 stories*
Setbacks (in feet)		
Front yard	*14*	*14*
Face of garage	*20*	*20*
Interior Side Yard		
Single family Detached; Duplex; Triplex; Quadplex; Townhome	*5*	*5*
Multi-family Dwelling		
18 ft. or less in height	*X*	*5*
Between 18-24 ft. in height	*X*	*7*
If over 24 ft. in height	*X*	*16.68 Infill*
Corner Lot Street Side		
Single Family Detached; Duplex; Triplex; Quadplex; Townhome	*15*	*15*
Multi-Family Dwelling	*X*	*20*
Rear Yard	*20*	*20*

RESPONSE: The proposed lots are designed in accordance with all of the required dimensional standards as listed in the table above, with the exception of the minimum lot size. The lot sizes are permitted to be less than the required area based on Lot Size Averaging for Subdivisions per Section 16.120.020. See the applicant response to Section 16.120.020 for further details, and the Preliminary Plat (Sheet P1.0) for proposed lot dimensions and setbacks.

16.12.040 Community Design
16.12.050 Flood Plain
16.12.060 Amateur Radio Towers/Facilities

RESPONSE: Sections 16.12.040 through 16.12.060 do not apply to the proposed development.

CHAPTER 16.14 RESIDENTIAL BUILDING DESIGN

…

CHAPTER 16.56 OTHER LAND USE ACTIONS

RESPONSE: Chapters 16.14 through 16.56 do not apply to the subject 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: Adequate clear vision areas will be provided for all lots within the proposed subdivision, consistent with City standards. As shown on plans submitted with the application, driveways and street trees have been located to keep clear vision areas unobstructed, as required.

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.

C. Fences, Walls, and Hedges in Residential Zones:

1. All fences shall be subject to the clear vision provisions of Section 16.58.010.

RESPONSE: Adequate clear vision areas will be provided for all lots within the proposed subdivision, consistent with City standards. As the applicant has requested to defer Development Review submittal at this time, no fence details are provided with the exception of fencing along the visual corridor, which will not impact any required clear vision areas.

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.

RESPONSE: The proposed subdivision does not include a sound wall. This section does not apply.

3. Toppers, lattice, decorative top fencing are counted toward the height of the fence.

RESPONSE: The requirements of this Section regarding fences will be followed by the builder/owner of each lot. No fence toppers, latticework, or decorative top fencing is proposed with this application.

4. In cases where a sidewalk is located partially or entirely on private property, rather than entirely in the public right-of-way, a line drawn one (1) foot further back from the edge of the sidewalk that is furthest from the right of way shall be treated as the property line for purposes of the above table.

RESPONSE: All proposed sidewalks are located within the public right-of-way. This section does not apply.

5. In cases where no sidewalk exists immediately adjacent to a street, a line drawn twenty-six (26) feet from the centerline of the street shall be treated as the property line for purposes of the above table.

RESPONSE: The requirements of this Section regarding walls, fences and hedges are typically to be followed by the builder/owner of each lot. However, the applicant is proposing several retaining walls around the development, including walls for the proposed stormwater facility in Tract A, and a fence between the proposed Visual Corridor along SW Elwert Road and the rear yard of Lots 10 through 17.

Retaining walls are also proposed adjacent to Lots 22 through 28 in order to create suitable building platforms, with a maximum height of approximately 5 feet at the southwest corner of Lot

23. Similarly, retaining walls are proposed adjacent to Lots 1 through 7 and Lots 32 through 39 to create suitable building platforms. With a maximum height of approximately 7 feet at the southwest corner of lot 38.

All walls or fencing installations will comply with this criterion as indicated on the Preliminary Grading and Erosion Control Plan (Sheet P3.0). The location and design of these walls will be confirmed as part of the Grading and Site Development applications but will be designed to minimize earthwork near property lines.

D. Location—Non-Residential Zone:

RESPONSE: The subject site is located within a residential zone. This section does not apply.

E. General Conditions—All Fences:

Fence Location		*Maximum Fence Height*	*Hedge Location*	*Hedge Height*
Front yard Setback	*Anywhere, up to the property line*	*Forty-two (42) inches*	*Anywhere, up to the property line*	*4 feet*
Corner Lot Street-Side/Side Yard Setback	*At least 5 ft. back from the property line*	*6 feet*	*Anywhere, up to the property line*	*8 feet*
	Anywhere, up to the property line	*Forty-two (42) inches*		
Side Yard Setback	*Anywhere, up to the property line*	*6 feet*	*Anywhere, up to the property line*	*8 feet*
Rear Yard Setback	*Anywhere, up to the property line*	*6 feet*	*Anywhere, up to the property line*	*8 feet*
Public Access Ways/Alleys	*At least 3 ft. back from the property line*	*6 feet*	*Anywhere, up to the property line*	*8 feet*
	Anywhere, up to the property line	*Forty-two (42) inches*		

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.*

3. *Chain link fencing is not allowed in any required residential front yard setback.*

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: The requirements of this Section regarding walls, fences and hedges are typically to be followed by the builder/owner of each lot. However, the applicant is proposing several retaining walls around the development, including walls for the proposed stormwater facility in Tract A, and a fence between the proposed Visual Corridor along SW Elwert Road and the rear yard of Lots 10 through 17.

Retaining walls are also proposed adjacent to Lots 22 through 28 in order to create suitable building platforms, with a maximum height of approximately 5 feet at the southwest corner of Lot 23. Similarly, retaining walls are proposed adjacent to Lots 1 through 7 and Lots 32 through 39 to create suitable building platforms. With a maximum height of approximately 7 feet at the southwest corner of lot 38.

All walls or fencing installations will comply with the above criterion as indicated on the Preliminary Grading and Erosion Control Plan (Sheet P3.0). The location and design of these walls will be confirmed as part of the Grading and Site Development applications but will be designed to minimize earthwork near property lines. With the exception of the walls and fencing described above, the requirements of this section regarding fencing, hedges or walls are to be followed by the builder/owner of each lot.

With specific regard to the fence located between the proposed Visual Corridor and the dwellings on Lots 10 through 17, the visual corridor requirements do not provide specific fence designs. However, it is noted that the fence is likely to consist of a 6-foot-tall solid wooden fence, meeting the design requirements identified above. The location of the fence is identified on the Preliminary Street Plan (Sheet P4.0).

CHAPTER 16.60 YARD REQUIREMENTS

…

CHAPTER 16.68 INFILL DEVELOPMENT STANDARDS

RESPONSE: Chapters 16.60 through 16.68 do not apply to the proposed development.

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: The applicant attended a pre-application conference, City File No. PAC 2024-013 on October 10, 2024. The pre-application conference notes from the City are included with this submittal.

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. Notification of the neighborhood meeting shall be mailed 14 calendar days prior to the meeting date. 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.

1. Projects requiring a neighborhood meeting in which the City or Urban Renewal District is the property owner or applicant shall also provide published and posted notice of the neighborhood meeting consistent with the notice requirements in-16.72.020.

RESPONSE: The applicant has met the requirements for the neighborhood meeting procedures. The neighborhood meeting was held on August 27, 2025. See the Neighborhood Meeting materials included in this application packet.

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.

RESPONSE: The applicant has included the City of Sherwood Application for Land Use Action form for the proposed subdivision in the application packet with the required signatures.

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.

RESPONSE: The applicant has provided 3 hard copies and a complete electronic copy of the full application packet to the City of Sherwood.

C. Content

1. In addition to the required application form, all applications for Residential Design Checklist approval must include the following:

a. Residential Design Checklist.

b. Building elevations including enough detail to confirm conformance with the design standards of Chapter 16.14.

RESPONSE: The applicant has not included the Residential Design Checklist or building elevations as part of this application. The applicant has elected to defer Development Review submittal and is not proposing specific floor plans or building elevations at this time.

2. In addition to the required application form, all applications for Type I approval must include the following:

a. Appropriate fee(s) for the requested land use action required based on the City of Sherwood Fee Schedule.

b. Tax Map showing property within at least 300 ft. with scale (1" = 100' or 1" = 200'), north arrow, date, and legend.

c. Vicinity Map.

RESPONSE: The proposed application is for a Type II land use approval. This section does not apply.

3. 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.

b. Documentation of neighborhood meeting per 16.70.020.

c. Tax Map showing property within at least 300 feet with scale (1" = 100' or 1" = 200') north point, date and legend.

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.

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.

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.

g. Two (2) copies of a current preliminary title report.

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.

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.

j. A traffic study, if required by other sections of this Code.

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:

i. Wetland assessment and delineation;
ii. Geotechnical report;
iii. Traffic study;
iv. Verification of compliance with other agency standards such as CWS, DSL, Army Corps of Engineers, ODOT, PGE, BPA, Washington County.

RESPONSE: The applicant has provided the required reports and documentation in the application packet. The site was assessed by ES&A and CWS issued an environmental review confirming that there are no Significant Areas within 200 feet of the subject site. In regard to special reports, this application submittal includes: CWS Service Provider Letter, geotechnical report and traffic impact letter. This criterion is met.

l. Plan sets must have:

i. 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.
ii. The name, address and phone of the owner, developer, applicant and plan producer.
iii. North arrow.
iv. Legend.
v. Date plans were prepared and date of any revisions.
vi. Scale clearly shown. Other than architectural elevations, all plans must be drawn to an engineer scale.
vii. All dimensions clearly shown.

RESPONSE: All of the proposed plan sheets adhere to the standards as listed above. See plan set included in the application packet.

4. 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: The applicant has included all of the required documentation per section 16.70.030. C.1 with the exemption of the Residential Design Checklist and building elevations. The applicant has elected to defer the Developmental Review submittal and is not proposing specific floor plans or building elevations at this time.

16.70.040 - Application Submittal

A. Acceptance

An application for land use will not be accepted by the City without the required forms, the required fee(s), the signature of the applicant and authorization from the property owner of record.

B. Completeness

Within thirty (30) calendar days of the date of initial submission, the City shall determine whether the application is complete and so notify the applicant in writing. The application will not be deemed complete unless the minimum application requirements are met as described on the application form provided by the City. Applicants will receive written notification of any application deficiencies. Information outlined in the letter of incompleteness must be submitted within 180 days of the date of the letter. Alternatively, within 14 days of the date of the letter, the applicant may submit a statement indicating refusal to submit the required items. If a refusal statement is provided, the application is considered complete on the 31 st day from the date the application was submitted.

RESPONSE: The applicant acknowledges the procedural requirements as listed above. The requested information is included in this revised narrative and is submitted within 180 days from the date of the letter of incompleteness.

16.70.050 - Availability of Record for Review

A. Public Inspection

1. *Except as provided herein, all application materials to be relied upon in public hearings on land use actions required by this Code shall be available for public inspection twenty (20) calendar days in advance of the initial hearing before the Commission or Council. If two (2) or more hearings are required on a land use action, all application materials shall be available for public inspection at least ten (10) calendar days in advance of the initial hearing before the Hearing Authority. All application materials to be relied upon for Type II decisions as indicated in Section 16.72.010 shall be available for public inspection fourteen (14) calendar days in advance of the staff decision on the application.*

2. *Application materials shall be available to the public for inspection at no cost. Copies of application materials will be provided to the public, upon request, at a cost defined by the City's fee schedule.*

RESPONSE: The applicant understands that the City will make all application materials available to the public in accordance with this requirement.

B. Continuance

If additional materials are provided in support of an application later than twenty (20) calendar days in advance of the initial hearing before the Hearing Authority, or later than ten (10) calendar days in advance of the initial hearing before the Commission or Council if two (2) or more hearings are required, or if the City or the applicant fails to meet any requirements of Chapter 16.72, any party to the application, or party notified of the hearing as per Section 16.72.020, may make request to the City, either verbally at the initial hearing or in writing at any time before the close of the hearing, for a hearing continuance. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the time limitations. If, in the City's determination, there is a valid basis for the continuance request, said request shall be granted.

RESPONSE: The applicant understands the requirements and timeframes for material submittals, and the opportunity for continuances of proceedings.

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 ministerial, administrative, and quasi-judicial development permit applications and legislative land use actions shall be classified as one of the following:

1. Residential Design Checklist Review

The Community Development Director, or designee, without public notice and without a public hearing, makes ministerial decisions through the Residential Design Checklist Review procedure. Ministerial decisions are those where City standards and criteria do not require the exercise of discretion (i.e., they are clear and objective standards).

The Community Development Director, or designee, reviews proposals for all residential housing types, except for multi-dwelling development that are subject to Section 16.90, requiring a clear and objective review using the Residential Design Checklist. The Residential Design Checklist is a preliminary review that is intended to ensure a project proposal meets the basic requirements of Chapter 16.14 before more detailed plans are prepared and before the City authorizes the Building Official to issue a building permit.

2. Type I
...
3. Type II
...

4. *Type III*

    a. *Conditional Uses.*

    b. *Site Plan Review — between 15,001 and 40,000 square feet of floor area, parking or seating capacity except those within the Old Town Overlay District, per Section 16.72.010.A.*

    c. *Subdivisions between 11—50 lots.*

RESPONSE: The proposed subdivision is for 39 Lots. Therefore, the application is submitted as a Type III Subdivision application.

…

B. *Hearing and Appeal Authority*

1. *The Hearing and Appeal Authorities shall be as follows:*

    a. *The Residential Design Checklist review authority is the Community Development Director or their designee. The decision is final on the date it is signed by the Community Development Director. It is not a land use decision as defined by ORS 197.015, and therefore is not subject to local appeal or appeal to the state Land Use Board of Appeals (LUBA).*

    b. *The Type I Hearing Authority is the Community Development Director and the Appeal Authority is the Planning Commission…*

    c. *The Type II Hearing Authority is the Community Development Director and the Appeal Authority is the Planning Commission…*

    d. *The Type III Hearing Authority is the Hearings Officer and the Appeal Authority is the Planning Commission.*

        (1) *The Hearings Officer 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 Hearings Officer at the public hearing or submitted written comments prior to the close of the record may appeal the Hearings Officer's decision.*

    e. *The Type IV Hearing Authority is the Planning Commission and the Appeal Authority is the City Council….*

    f. *The Type V Hearing Authority is the City Council…*

    g. *Review by Council*

(1) Review of a decision by a Hearing Authority may be initiated by the City Council when the Council determines that:

a. The matter involves important issues of policy; and

b. The original decision likely involves errors of law or was not supported by substantial evidence.

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.

RESPONSE: The proposed development is subject to a Type III subdivision application. The applicant acknowledges the procedural requirements as listed above.

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 except Residential Design Review shall also demonstrate compliance with the Conditional use criteria of Section 16.82.020, except for residential and multi-family land use applications, including subdivisions.

RESPONSE: The applicant is aware of the approval criteria listed under Subsection C.1. above.

16.72.020 Public Notice and Hearing
16.72.040 Planning Staff Reports
16.72.050 Conduct of Public Hearings
16.72.060 Notice of Decision
16.72.070 Registry of Decisions
16.72.080 Final Action of Permit or Zone Change

RESPONSE: All public notice for the hearing is to be provided by the City of Sherwood. The applicant acknowledges the procedural requirements as listed above.

DIVISION V. COMMUNITY PLANNING

CHAPTER 16.84 VARIANCES

As provided in this Section, there are three types of variances: Adjustments, Class A variance and Class B variance; the type of variance required depends on the extent of the variance request and the discretion involved in the decision making process.

A. Adjustments

1. *Generally and Approval Process: The following Adjustments and Residential Design Checklist with Adjustment are reviewed using a Type I procedure, as governed by Chapter 16.72, using the approval criteria in Subsection 2, below:*

    a. *Front yard setbacks Up to a 5 percent change to the front yard setback standard in the land use district.*

    b. *Rear yard setbacks Up to a 5 percent reduction of the dimensional standards for the rear yard setbacks required in the base land use district so long as the three foot setback is maintained based on Building Code requirements where applicable.*

    c. *Interior side yard setbacks: Adjustments to interior side yard setbacks for all residential housing types are not allowed.*

    d. *Landscape area - Up to a 5 percent reduction in landscape area (overall area or interior parking lot landscape area.*

    e. *A 5 percent increase or decrease in other Code standards or dimensions not otherwise specifically identified in this section and not applicable at the time of the subdivision or partition approval.*

    f. *Up to a 5 percent adjustment to one or more of the residential design standards of Section 16.14, Table 16.14-1.A-C (no adjustments to the Detailed Design standards in 16.14, Table 16.14-1.D are permitted).*

2. *Approval Criteria: Adjustments subject to the provisions of this section shall be granted if the applicant demonstrates compliance with all of the following criteria:*

    a. *The adjustment requested is required due to the lot configuration, or other conditions of the site;*

    b. *The adjustment does not result in the removal of trees, or it is proposed in order to preserve trees, if trees are present in the development area;*

c. The adjustment will not result in violation(s) of any other adopted ordinance or code standard; each code standard to be modified shall require a separate adjustment request.

d. An application for an adjustment is limited to one lot or parcel per application.

e. No more than three adjustments may be approved for one lot or parcel in 12 months.

RESPONSE: The proposed development does not require any adjustments or variances. This section does not apply. It is noted, however, that the applicant has requested Type II Design Modifications related to transportation and roadway standards, in accordance with SMC section 16.106.020.E.

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.

RESPONSE: The proposed development will provide off-street parking in the form of a driveway and garage for each single-family detached home. This criterion is met.

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.

RESPONSE: Off-street parking as provided by garages and driveways will be completed prior to the issuance of occupancy permits. The applicant does not anticipate deferral of parking spaces. This criterion does not apply.

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 residential, commercial, institutional and public, or industrial zones, shared parking may be provided on lots that are within two thousand (2,000) 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: The proposed development does not include shared parking or loading spaces. This criterion does not apply.

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…

RESPONSE: The proposed development is not a mixed-use project. This criterion does not apply.

3. Parking reduction is allowed with development that provides solar panels or wind power capacity, carsharing parking spaces, electric-vehicle parking spaces, and housing units that are fully accessible to people with mobility disabilities as defined in Section 16.94.020.B(6).

RESPONSE: The proposed subdivision does not provide any of the above accommodations for reduced parking. This criterion does not apply.

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

1. Residential off-street parking spaces:

a. Garages and carports are not required for residential developments.

b. If garages and carports are proposed, the garage and carport parking space(s) shall count as off- street parking.

c. Residential off-street parking spaces can be shared per Section 16.94.010.C.1.a.

d. If all proposed parking is off-site, off-site parking for people with disabilities must be located within the shortest possible distance of an accessible entrance via an accessible path and no greater than 200 feet from that entrance.

RESPONSE: The proposed development is for a residential subdivision for single-family homes which will have garages and driveways. The garages and driveways will count as off-street parking.

2. For other non-residential uses, required off-street parking spaces may include adjacent on-street parking spaces, nearby public parking and shared parking located within 2,000 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.

RESPONSE: The proposed development is for residential homes and does not include other non-residential uses. Therefore, this section does not apply.

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. Any new development with more than fifty (50) employees 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.

c. In applying subsections a and b above, access for emergency vehicles must be retained and adequate parking for truck loading should be considered.

RESPONSE: The proposed development is for residential homes which each include a garage and driveway that has been developed in conformance with this code. Sections a through c are not applicable.

4. Any new development that includes more than one-half acre of new off-street surface parking on a lot or parcel shall provide one of the provisions below. The new surface parking area shall be measured based on the perimeter of all new off-street spaces, maneuvering lanes, and maneuvering areas, including driveways and drive aisles.

a. Installation of solar panels with a generation capacity of at least 0.5 kilowatt per new parking space. Panels may be located anywhere on the property. In lieu of installing solar panels on site, the developer may pay $1,500 per new parking space in the development into a city fund dedicated to equitable solar or wind energy development or a fund at the Oregon Department of Energy designated for such purpose; or

b. Actions to comply with Green Energy Technology per OAR 330-135-0010; or

c. Tree canopy covering at least 40 percent of the new parking lot area at maturity but no more than 15 years after planting.

RESPONSE: The new surface parking area for the proposed development does not include more than a half-acre of new off-street surface parking. The driveways are not shown on the current plan set, however no lot will include more than one-half acre of new off-street parking on a lot or parcel. This section does not apply.

5. Any new development that includes more than one-half acre of new surface parking on a lot or parcel shall provide either trees along driveways or a minimum of 30 percent tree canopy coverage over parking areas. Developments are not required to provide trees along drive aisles. The tree spacing and species planted must be designed to maintain a continuous canopy, except when interrupted by driveways, drive aisles, and other site design considerations, and

RESPONSE: No lot within the development will include more than a half-acre of new off-street surface parking. This section does not apply.

6. *Provisions under subsections 4 and 5 above, the following shall apply…*

RESPONSE: Subsections 4 and 5 above do not apply to this application. Therefore, this section also does not apply.

7. *Conversion and redevelopment of underutilized parking areas for other uses is allowed.*

   The City may allow the development of underused parking areas for uses permitted in the applicable zone. Underutilized shall mean any portion of the parking area that remains mostly vacant throughout most of the year (excluding special events or peak periods). A study shall accompany any request for site plan review Land Use applications. The study shall demonstrate, to the satisfaction of the City, that the elimination of the existing parking will have no detrimental effects, that cannot be mitigated by the applicant, on the property or sounding properties. This includes, out is not limited to, the possibility that the elimination of parking areas may shift the need for parking onto neighboring properties or cause any other negative impacts to surrounding properties.

RESPONSE: The proposed development does not include the conversion or redevelopment of underutilized parking areas. This section does not apply.

8. *Any new development that includes more than one-half acre of new off-street surface parking on a lot or parcel shall meet pedestrian walkway standards per Section 16.96.020 or 16.96.030.*

RESPONSE: The proposed development does not include more than one-half acre of new off-street surface parking on any lot or parcel. This criterion does not apply.

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: The proposed subdivision does not include any parking, loading or maneuvering areas. This criterion does not apply.

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: The proposed development does not include parking and loading areas. This section does not apply.

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.

RESPONSE: The proposed development does not include parking and loading areas. This section does not apply.

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. A parking and loading plan is not required for all residential housing types, except for Multi-family, on residential lots in a recorded subdivision. The plan shall show but not be limited to…

RESPONSE: As stated above, a parking and loading plan is not required for all residential housing types. Therefore, this criterion does not apply.

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.

REPSONSE: The proposed development does not include the establishment of a parking district. This criterion does not apply.

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

RESPONSE: There are no parking space maximums for Single-family detached units according to section 16.94.020.A. This criterion does not apply.

L. Commercial Uses

Parking spaces for rented or leased commercial uses shall be unbundled per Title 5.36.

RESPONSE: The proposed development area does not contain any commercial uses. This criterion does not apply.

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. Per OAR 660-012-0440 Parking Reform Near Transit Corridors no off-street parking is required for developments on a lot or parcel that includes lands within one-half (½) mile of a frequent transit corridor. Per OAR 660-012-0435 Climate Friendly Areas, no off-street parking is required within the Sherwood Town Center and one-quarter mile of the area (see CFEC Parking Delineated Area Map at the end of this section).

Table 1: Parking Standards for lots or parcels not within the CFEC Parking Delineated Area ((Metro spaces are based on 1 per 1,000 sq ft of gross leasable area; ADU standards are per OAR Division 46)

	Minimum Parking Standard	*Maximum Permitted Parking Zone A*	*Maximum Permitted Parking Zone B*
Single Family detached and manufactured home on lot	*1 per dwelling unit*	*None*	*None*

RESPONSE: The proposed subdivision will support single-family detached homes. Each proposed lot will have a driveway and garage to provide off street parking of greater than 1 space per dwelling unit. This criterion is 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.

2. Layout…

RESPONSE: All off-street parking for the proposed development will be provided via driveways and garages. No additional off-street parking areas will be included. Therefore, this section does not apply.

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

Use Categories	*Minimum Required Spaces*
Residential Categories	
Household Living	*Multi-dwelling – 2 or 1 per 10 auto spaces* *All other residential structure types - None*

RESPONSE: The proposed subdivision is for single-family residential homes. Therefore, bicycle parking spaces are not required. This criterion is met.

CHAPTER 16.96 ON-SITE CIRCULATION

16.96.010 General Requirements for On-Site Pedestrian and Bicycle Circulation

A. Purpose

All new development, (except single-family detached and middle housing types), shall provide a continuous system of private pathways/sidewalks. The on-site facilities shall connect 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.

RESPONSE: The proposed development is a 39-lot subdivision for single family detached homes. Therefore, this section does not apply. However, it is noted that the proposed site plan includes sidewalks along the proposed streets to provide pedestrian access.

B. Maintenance

No building permit or other City permit shall be issued until plans for pedestrian 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. Required ingress, egress and circulation improvements shall be kept clean and in good repair.

RESPONSE: All proposed and approved circulation areas will be maintained in accordance with the requirements of this Section. The applicant has elected to defer Development Review submittal and is not proposing specific floor plans or building elevations at this time.

C. Joint Pedestrian 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.

RESPONSE: The proposed subdivision will support single-family detached homes. No shared uses or joint access locations are proposed; therefore, this Section is not applicable.

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 proposed development provides public sidewalks throughout the subject site, along the proposed streets. Each dwelling will have continuous paved pedestrian access between the public sidewalk and the front door of the dwelling, by way of continuous paved driveways and patios or porches. This criterion is met.

16.96.020 Minimum Residential Pedestrian Circulation Standards

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

A. Sidewalks, Pathways and Curbs

1. Single Family Detached, middle housing types, and Manufactured Homes on Individual Residential Lot: No on-site sidewalks and curbs are required when not part of a proposed partition or subdivision. Pedestrian circulation standards for subdivisions and partitions are located in Section 16.106.060 Sidewalks. For cottage clusters, on-site pedestrian pathways are required consistent with Section 16.14.040.

RESPONSE: The proposed development is for single family detached homes on individual residential lots. On-site sidewalks and curbs are provided, as shown on the Overall Street Plan on Sheet P4.0, included with this application.

2. Multi-family dwelling…

RESPONSE: The proposed development does not include any muti-family dwelling structures. Therefore, this section does not apply.

16.96.030 Minimum Non-Residential Pedestrian Circulation Standards

RESPONSE: The proposed development is a 39-lot residential subdivision. Therefore, this section does not apply.

16.96.040 General Requirements for On-Site Vehicle Circulation

A. Maintenance

No building permit or other City permit shall be issued until plans for vehicle 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.

RESPONSE: The applicant has elected to defer Development Review submittal and is not proposing specific floor plans or building elevations at this time. On-site circulation will meet the requirements of this section as described within, and per the submitted Design Modifications The requirements of this section will be met.

B. Joint Access

Two (2) or more uses, structures, or parcels of land are strongly encouraged to utilize jointly the same ingress and egress when the combined ingress and egress of all uses, structures, or parcels of land satisfy 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. In some cases, the City may require a joint access to improve safety, vision clearance, site distance, and comply with access spacing standards for the applicable street classification.

C. Connection to Streets

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.

RESPONSE: The proposed development connects directly into the public streets that abut the site including SW Locksley Lane, SW Copper Terrace and SW Derby Terrace, and extends the public street network throughout the development. Future stub street access is provided to Tax Lot 800. All new lots within the development will have direct individual access to the existing or new street network. This criterion is met.

D. Maintenance of Required Improvements

Required vehicle ingress, egress and circulation improvements shall be kept clean and in good repair.

RESPONSE: All vehicular circulation areas will be located either within public right-of-way and will be maintained by the City through its public works programs or will be located on individual lots and be subject to maintenance by individual future property owners.

E. Service Drives

Service drives shall be provided pursuant to Section 16.94.030.

RESPONSE: The proposed development does not include service drives. This criterion does not apply.

16.96.050 Minimum Residential Vehicle Circulation Standards

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

A. Driveways

1. Single-Family Detached with or without an Accessory Dwelling Unit (ADU). One (1) driveway improved with hard surface pavement with a minimum width of ten (10)

feet and maximum width of 24 ft., not to exceed a grade of 14%. Lots with more than 60 ft. of frontage on a public street are permitted a maximum width of 30 ft. Permeable surfaces and planting strips between driveway ramps are encouraged in order to reduce stormwater runoff.

RESPONSE: Each proposed single family detached unit will have a garage and driveway designed to meet the above criteria. Driveway locations will be included with the Residential Design Review after Land Use approval and will be designed to meet City standards. Indicative driveway locations are shown in the submitted plan set to demonstrate compliance with the applicable requirements, including street tree placement, and may be subject to change with the final home designs. This criterion will be met.

16.96.060 Minimum Non-Residential Vehicle Circulation Standards

RESPONSE: The proposed subdivision is for single family residential homes. This section does not apply.

DIVISION VI. PUBLIC INFRASTRUCTURE

CHAPTER 16.104 GENERAL PROVISIONS

16.104.010 Purpose

To ensure the health, safety, and the economic stability of the community, and to establish a quality system of public improvements, the City shall require any buildings or other development for which public facilities and public rights-of-way are not fully provided or improved to current City standards, to install said improvements. Except as otherwise provided or authorized, private improvements serving substantially the same function as equivalent public facilities shall generally be provided and improved to the standards established by this Code and other City regulations.

Green Street elements such as bioswales and porous pavement are encouraged where appropriate and feasible. Where a specific design standard supporting a green street concept is not included in the Engineering Design and Standard Details Manual (Engineering Design Manual), the design will be considered by the Engineering Department, provided additional documentation is provided to the Engineering Department that documents the design is appropriate, has a design life equal to a traditional paved street, and the maintenance costs to the City are comparable to traditional streets.

16.104.020 Future Improvements

The location of future public improvements including water, sanitary sewer, storm water, streets, bicycle and pedestrian paths, and other public facilities and rights-of-way, as depicted in the Transportation System Plan (TSP) Chapters 4, 5, 6 and 7 of the Community Development Plan are intended as general locations only. The precise alignment and

location of a public improvement shall be established during the land use process and shall be depicted on public improvement plans submitted and approved pursuant to § 16.108 and other applicable sections of this Code.

RESPONSE: All utilities will be available on site and individual service lines will be installed**.** The applicant has provided a Preliminary Composite Utility Plan (Sheet P5.0) and Preliminary Street Plan (Sheet P4.0) with the application packet. The requirements of this section are met.

16.104.030 Improvement Procedures

Except as otherwise provided, all public improvements shall conform to City standards and specifications found in the Engineering Design Manual and installed in accordance with Chapter 16.108. The Council may establish additional specifications to supplement the standards of this Code and other applicable ordinances. Except for public projects constructed consistent with an existing facility plan, a public improvements shall not be undertaken until land use approval has been granted, a public improvement plan review fee has been paid, all improvement plans have been approved by the City, and an improvement permit has been issued.

The City shall work with an applicant for development to determine whether Sufficient Infrastructure will be provided, or can be provided, upon submittal of a middle housing development application.

RESPONSE: All public improvements have been designed to conform to City standards and specifications. See Sheet P5.0 for the Preliminary Composite Utility Plan and Sheet P4.0 for the Preliminary Street Plan.

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)*
Local	*52'*	*2*	*14'*	*8' on one side only*	*None*	*6'*	*5' with 1' buffer*

RESPONSE: All of the streets created by the proposed development are designated as local streets and conform to the City's standards as shown on the Preliminary Street Plan (Sheet P4.0) and Typical Street Sections (Sheet P4.1). It is noted that where development is extending or widening a street built using earlier City standards, the existing street section has been extended to the nearest intersection to enable a smooth transition between the varying standards.

B. Street Naming

1. *All streets created by subdivision or partition will be named prior to submission of the final plat.*

2. *Any street created by a public dedication shall be named prior to or upon acceptance of the deed of dedication.*

3. *An action to name an unnamed street in the City may be initiated by the Council or by a person filing a petition as described in this Section.*

4. *All streets named shall conform to the general requirements as outlined in this Section.*

5. *At the request of the owner(s), the City may approve a private street name and address. Private streets are subject to the same street name standards as are public streets. All private street signs will be provided at the owner(s) expense.*

RESPONSE: All proposed streets are public streets. The proposed street names will be approved after preliminary Land Use Approval per the request of the City.

C. Street Name Standards

1. *All streets named or renamed shall comply with the following criteria:*

   a. *Major streets and highways shall maintain a common name or number for the entire alignment.*

   b. *Whenever practicable, names as specified in this Section shall be utilized or retained.*

   c. *Hyphenated or exceptionally long names shall be avoided.*

   d. *Similar names such as Farview and Fairview or Salzman and Saltzman shall be avoided.*

   e. *Consideration shall be given to the continuation of the name of a street in another jurisdiction when it is extended into the City.*

2. *The following classifications (suffixes) shall be utilized in the assignment of all street names:*

    a. *Boulevards: North/south arterials providing through traffic movement across the community.*

    b. *Roads: East/west arterials providing through traffic movement across the community.*

    c. *Avenues: Continuous, north/south collectors or extensions thereof.*

    d. *Streets: Continuous, east-west collectors or extensions thereof.*

    e. *Drives: Curvilinear collectors (less than 180 degrees) at least 1,000 feet in length or more.*

    f. *Lanes: Short east/west local streets under 1,000 feet in length.*

    g. *Terraces: short north/south local streets under 1,000 feet in length.*

    h. *Court: All east/west cul-de-sacs*

    i. *Place: All north/south cul-de-sacs.*

    j. *Ways: All looped local streets (exceeding 180 degrees).*

    k. *Parkway: A broad landscaped collector or arterial.*

3. *Except as provided for by this section, no street shall be given a name that is the same as, similar to, or pronounced the same as any other street in the City unless that street is an extension of an already-named street.*

4. *All proposed street names shall be approved, prior to use, by the City.*

D. *Preferred Street Names*

Whenever practicable, historical names will be considered in the naming or renaming of public roads. Historical factors to be considered shall include, but not be limited to the following:

1. *Original holders of Donation Land Claims in Sherwood.*

2. *Early homesteaders or settlers of Sherwood.*

3. *Heirs of original settlers or long-time (50 or more years) residents of Sherwood.*

4. *Explorers of or having to do with Sherwood.*

5. *Indian tribes of Washington County.*

6. *Early leaders and pioneers of eminence.*

7. *Names related to Sherwood's flora and fauna.*

8. *Names associated with the Robin Hood legend.*

RESPONSE: All proposed streets are public streets. The proposed street names will be approved after preliminary Land Use Approval per the request of the City.

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.

RESPONSE: The new local streets are designed according to City standards and will be extended to be consistent with the applicable local street standards, as modified by the submitted design exception requests. Therefore, these criteria are met.

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.

RESPONSE: All abutting existing streets are local streets which were designed to meet the previous City standards for local streets. SW Copper Terrace has a total right-of-way width of 53 feet, with 26.5 feet to the existing centerline on both sides. However, the City is requesting that the applicant dedicate an additional 11 feet of right-of-way to create 64 total feet of right-of-way, 37.5 feet of which will be located along the site frontage. The pavement width is also requested to be widened by 11 feet, creating a total of 38 feet from curb face to curb face, with 24 feet of pavement to centerline along the site frontage. This is less than 30 feet of pavement width along the site frontage, which is less than the maximum width.

The applicant is requesting a Design Modification for the curb-to-curb width of the extensions to the remaining existing streets and street stubs in order to maintain continuity and avoid driving hazards. This includes SW Cereghino Lane which currently has 34 feet of right-of-way, with 20 feet to the existing centerline on the south side, and 14 feet to centerline along the site frontage. The applicant proposes an additional 12 feet of right-of-way to create 46 total feet of right-of-way, 26 feet of which will be located along the site frontage. The pavement width is also requested to be widened by 5 feet, creating a total of 28 feet from curb face to curb face, with 14 feet of pavement to centerline along the site frontage. This is less than 30 feet of pavement width along the site frontage, which is less than the maximum width.

Proposed Streets

1. *Except as otherwise provided, when a development includes or abuts a proposed street, in no event shall the required street improvement exceed a pavement width of forty (40) feet.*

RESPONSE: The proposed development includes one new proposed street, "Street A". The required street has a pavement width of 36 feet. This criterion is met.

2. *Half Streets: When a half street is created, a minimum of 22 feet of driving surface shall be provided by the developer.*

RESPONSE: The proposed development does not create any new half streets. This criterion does not apply.

C. *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.*

RESPONSE: Proposed right-of-way dedication and street improvements are shown within the submitted plan set, in particular Sheets P4.0, P4.1 and L1.0 and include curbs, sidewalks behind planter strips, drainage, streetlights and street trees. See Section 16.106.020 for Design Modifications, specifically in regards to the curb-to-curb width of the existing street extensions, which are proposed to continue the existing street sections until an appropriate transition point.

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 City of Sherwood has not indicated that a fee-in-lieu of frontage improvements may be required along any of the existing streets abutting the development. However, the applicant will provide fee-in-lieu or physical improvements as required by the City engineer. Therefore, this criterion is met.

D. 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.

RESPONSE: The applicant is requesting two transportation facility modifications to the following standards within this Chapter, Section 16.58.010, and the standard cross sections contained in Chapter 8 of the adopted Transportation System Plan.

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:
a. Reduced sight distances.
b. Vertical alignment.
c. Horizontal alignment.
d. Geometric design (length, width, bulb radius, etc.).
e. Design speed.

f. Crossroads.
g. Access policy.
h. A proposed alternative design which provides a plan superior to these standards.
i. Low impact development.
j. Access Management Plans

RESPONSE: The requested design modifications include: a reduction in the minimum intersection spacing for Street "A" between SW Copper Terrace and SW Oxford Terrace; and a reduction in the curb to curb width for the following local streets: SW Locksley Lane, SW Oxford Terrace, SW Cereghino Lane and SW Derby Terrace north of SW Locksley Lane.

City staff have also identified concerns with the maximum block length for SW Derby Lane/ SW Cereghino Lane and street connectivity standards between SW Derby Lane and SW Elwert Road. These items are also addressed below.

3. Modification Procedure

a. A modification shall be proposed with the application for land use approval.

b. A modification is processed as a Type II application. Modification requests shall be processed in conjunction with the underlying development proposal.

c. When a modification is requested to provide a green street element that is not included in the Engineering Design Manual, the modification process will apply, but the modification fee will be waived.

RESPONSE: The applicant has included two proposed Type II Design Modifications to be processed in conjunction with the 39-Lot Subdivision application.

4. Criteria for Modification: Modifications may be granted when criterion 4a and any one of criteria 4b through 4e are met:

a. Consideration shall be given to public safety, durability, cost of maintenance, function, appearance, and other appropriate factors to advance the goals of the adopted Sherwood Comprehensive Plan and Transportation System Plan as a whole. Any modification shall be the minimum necessary to alleviate the hardship or disproportional impact.

RESPONSE: Responses for the individual modification requests and the two additional areas of concern are identified below.

Minimum Intersection Spacing between SW Oxford Terr & SW Copper Terr along Street A

SW Copper Terrace, an existing City neighborhood route, is located along the eastern boundary of the project site. Proposed Street "A" provides access to the site from SW Copper Terrace, and in turn intersects with the extension of SW Oxford Terrace 159 feet west of SW Copper Terrace

(centerline of SW Copper Terrace to centerline of SW Oxford Terrace). Street "A is proposed as a local street. SW Oxford Terrace is an existing local street.

Section 210.6.E. of the City of Sherwood Engineering Manual requires full access intersection spacing of a minimum of 200 feet for local streets and neighborhood routes. Section 210.6.E.1. of the City of Sherwood Engineering Manual states that "Distance between streets is measured from the centerline of the subject street to the centerline of the adjacent street". This design modification requests a spacing of 159 feet between the intersections of SW Copper Terrace and SW Oxford Terrace along Street 'A'.

Relocation of the intersection would significantly impact the developable areas of the site, and would provide compromise additional intersections adjoining the development. The request meets the requirements of Subsection 4.a., and the goals of the adopted Sherwood Comprehensive Plan and Transportation System Plan as a whole.

Request to Reduce the Minimum Curb-to-Curb Width on Local Streets

The City of Sherwood Ordinance 2022-005 mending sections of the transportation system plan requires a minimum curb to curb width of 36 feet for residential streets. The applicant is requesting a design modification for a 28-foot curb to curb width on SW Locksley Lane, SW Oxford Terrace, SW Cerghino Land and SW Derby Terrace north of SW Locksley Lane. SW Derby Terrace, SW Locksley Lane, and SW Oxford Terrace are existing local streets that stub to the project site with curb-to-curb widths of 28 feet. These streets were developed prior to the City Ordinance 2022-005 when a 28-foot street width was accepted as City standard. This modification specifically advances the Goal 12: Transportation, Goal 1, Policy 1.6 of the Sherwood Comprehensive Plan which states "Prioritize incorporation of street design features and techniques that promote safe and comfortable travel by pedestrians, cyclists, emergency responders, transit users and motorists based on street context and function". The proposed reduction in the street width will allow the curb to curb with to be maintained and match the existing street stubs until an appropriate transition point, thus maintaining street design consistency and clarity for motorists. Adherence to the required 36-foot curb to curb requirement would require mid-street transitions in width, creating an inconsistent streetscape. Due to the existing conditions of SW Cereghino Lane, widening to a 36-foot curb width along the project frontage would create an inconsistent streetscape from one side of the intersection to the other and would require the applicant to over-dedicate right-of-way beyond the centerline.

As described in the submitted "Design Modification Request to Reduce the Minimum Curb-to-Curb Width on Local Streets", to meet a 36-foot curb-to-curb paved width requirement, SW Derby Terrace, SW Locksley Lane, and SW Oxford Terrace would be required to have mid-street transitions in width, creating an inconsistent streetscape for motorists and cyclists, causing confusion and potentially hazardous conditions. Instead, this design modification proposes maintaining the existing curb-to-curb width to an appropriate transition point like an intersection. Further, the additional right-of-way dedication from the unnecessary street widening would result in losing at least two lots and a loss of density, create increased imperviousness, and require even larger stormwater management facilities. This request is consistent with Subsection 4.a. above.

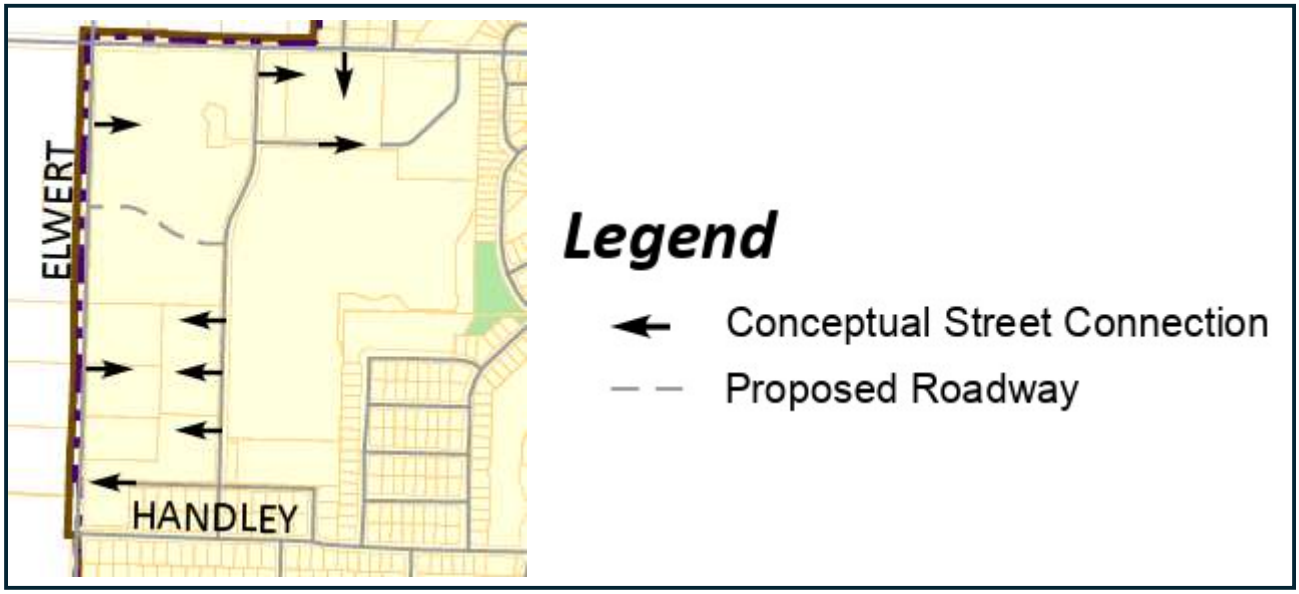
Local Street Connectivity

The Local Street Connectivity Map (Figure 18) from the City of Sherwood Transportation System shows one Conceptual Street Connection north of SW Handley Street connecting into SW Elwert Road between SW Elwert Road and SW Copper Terrace. According to the Sherwood Engineering Design Standards Manual Section 210.6, the minimum intersection spacing for a Minor Arterial is 600 feet. The distance between SW Handley Street and the proposed Street A (were it to be pushed through to SW Elwert Road) is approximately 509 feet, which would not meet the City Engineering Standards for intersection spacing. Alternatively, these roads connect to the extension of SW Derby Terrace from the Daybreak subdivision to the north instead of SW Elwert Road, minimizing access points along the minor arterial.

A design modification is not required based on adherence to conceptual connections in the Local Street Connectivity Map contained in the Transportation System Plan. As stated in the Transportation System Plan:

> *A local connectivity plan for Sherwood is shown in Figure 18. It specifies the general location where new local streets could potentially be installed as nearby areas are developed or as the opportunity arises. The conceptual locations shown consider block length and access spacing requirements but do not necessarily reflect develop-ability due to topographic, environmental or manmade constraints. Locations identified are conceptual and must still go through City review to determine the appropriate location for a local street connection in the vicinity.*

These Conceptual connections are, as described above, only potential connections, and do not consider actual developability, nor are they locations approved for access. Those locations where connectivity is mandated are identified as a "Proposed Roadway". It is noted that the " Proposed Roadway" identified to the north of the site was not developed as part of the Daybreak of Mandel Farms developments. The City has also previously indicated that connections to SW Elwert Road from the subject site would not be permitted, consistent with this approach.

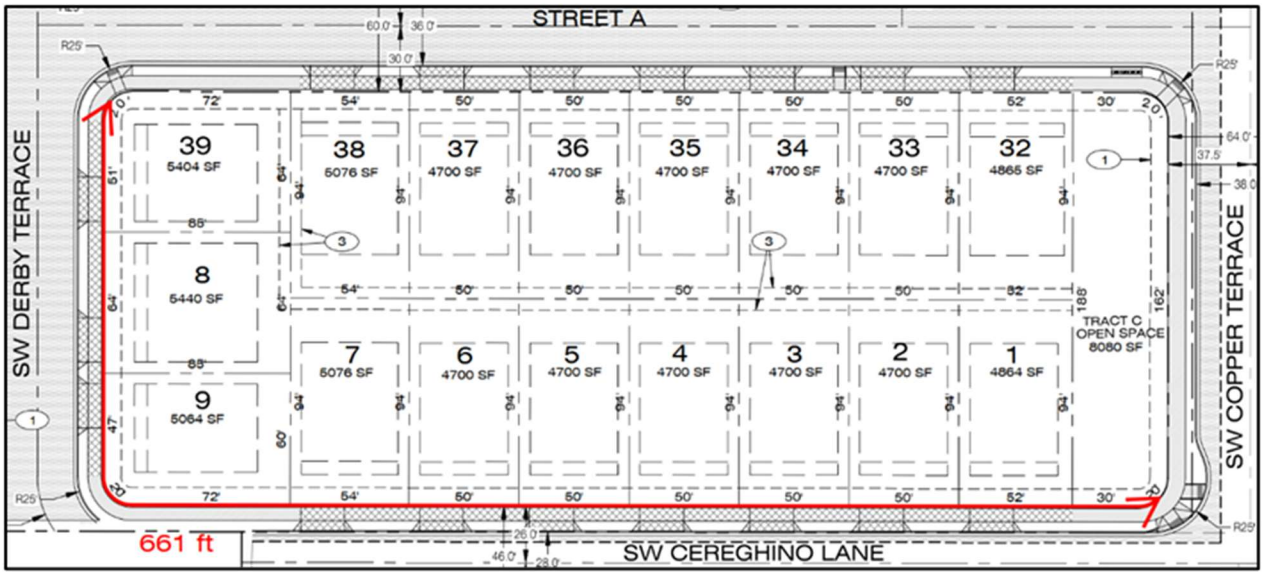


This modification specifically advances Goal 12: Transportation, Goal 2, Policy 2.1 of the Sherwood Comprehensive Plan which states "Develop a transportation system that is consistent with the City's adopted Comprehensive land use plan and with the adopted plans of state, local and regional jurisdictions". The proposed street layout may not adhere to the Local Street Connectivity Map (Figure 18) of the City of Sherwood Transportation System, but the proposed street layout does adhere to the City of Sherwood Public Works Design Standards in Section 210 for access spacing on a Minor Arterial road, and remains consistent with the Washington County Transportation System Plan.

Block Length for SW Derby Terrace/ SW Cereghino Lane (exceeds 530 ft)

The proposed development creates 2 new interior blocks: one is SW Cereghino Lane to Street A and the other is between Street A and SW Locksley Lane. As measured along the nearside right-of-way line from north to south, the length of the first proposed block is 188 feet and the length of the second block is 176 feet. If measured from east to west the first block is 482 feet and the second is 337 feet.

The City has indicated that the block length is measured from the intersection of SW Copper Terrace & SW Cereghino Lane to the intersection of Street A and SW Derby Terrace (see image below). Based on this definition, the block length is approximately 661 feet (see image below). A design modification has therefore been requested to address the exceeding block length. See Section 16.128.010 for block length requirements. The applicant notes, however, that the intersection of SW Derby Terrace and SW Cereghino Lane will be completed with the eventual development of Tax Lot 800, which is served by stubs from both streets. It is anticipated that Tax lot 800 will be required to provide additional pedestrian and/or vehicular connectivity at the time of development (as shown on Sheet P6.0), and as such the block formed by SW Derby Terrace and SW Cereghino Lane (as defined by City staff) is an interim condition only, which will meet block length requirements with reasonably foreseeable future development. This is a standard scenario of much urban development, and does not necessitate a design exception.



b. Topography, right-of-way, existing construction or physical conditions, or other geographic conditions impose an unusual hardship on the applicant, and an equivalent alternative which can accomplish the same design purpose is available.

RESPONSE: Responses for the individual modification requests are identified below.

Minimum Intersection Spacing between SW Oxford Terr & SW Copper Terr along Street A

SW Copper Terrace, an existing City neighborhood route, is located along the eastern boundary of the project site. Proposed Street "A" provides access to the site from SW Copper Terrace, and in turn intersects with the extension of SW Oxford Terrace 159 feet west of SW Copper Terrace (centerline of SW Copper Terrace to centerline of SW Oxford Terrace). Street "A is proposed as a local street. SW Oxford Terrace is an existing local street.

The existing locations of both SW Copper Terrace and SW Oxford Terrace limit the options for the intersection location. Any lengthening of SW Oxford Street and movement of Street A to the south to increase the intersection spacing would lead to a significant reduction in the resultant net buildable areas of the site thus imposing an unusual hardship on the applicant, based on existing streets stubbing into the site which do not currently meet the access spacing standards. Further, since the streets were constructed, a change in the City of Sherwood street design standards has meant exacerbated the potential intersection offset, by widening SW Copper Terrace. This constitutes an existing circumstance which, if the standard were to be applied to its fullest, would subject the applicant to unreasonable and unusual hardship, meeting the requirements of this Section.

Request to Reduce the Minimum Curb-to-Curb Width on Local Streets

The City of Sherwood Ordinance 2022-005 amending sections of the transportation system plan requires a minimum curb to curb width of 36 feet for residential streets. The applicant is requesting a design modification for a 28-foot curb to curb width on SW Locksley Land, SW Oxford Terrace, SW Cereghino Land and SW Derby Terrace north of SW Locksley Lane. SW Derby Terrace, SW Locksley Lane, and SW Oxford Terrace are existing local streets that stub to the project site with curb-to-curb widths of 28 feet. These streets were developed prior to the City Ordinance 2022-005 when the 28-foot street width was City standard.

The proposed reduction in the street width will allow the curb to curb with to be maintained and match the existing street stubs until an appropriate transition point, thus maintaining street design consistency and clarity for motorists. Adherence to the required 36-foot curb to curb requirement would require mid-street transitions in width, creating an inconsistent streetscape. Due to the existing conditions of SW Cereghino Lane, widening to a 36-foot curb width along the project frontage would create an inconsistent streetscape from one side of the intersection to the other and would require the applicant to over-dedicate right-of-way beyond the centerline.

Overall, the widening of the subject streets through the site to the Current City standard would result in the loss of up to 2 lots due to a reduction in the average lot size. This reduction, especially when combined with the reduction in density already resulting through increased City exactions, is

a change in standards which subjects the applicant to unreasonable and unusual hardship, meeting the requirements of this Section.

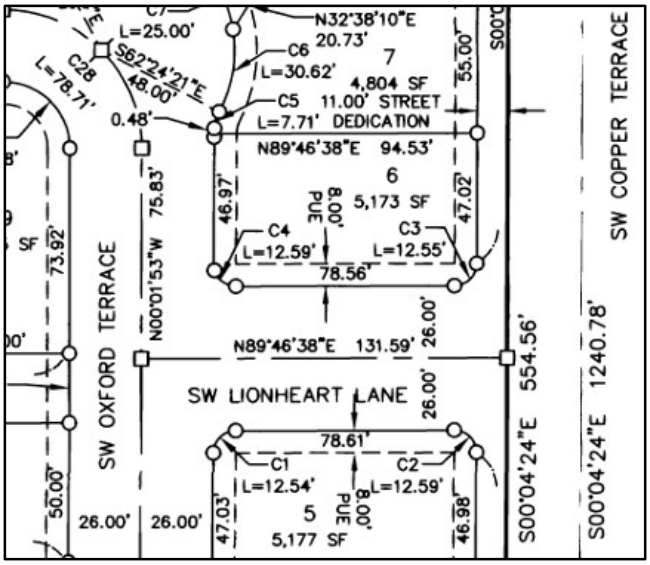
> *c. A minor change to a specification or standard is required to address a specific design or construction problem which, if not enacted, will result in an unusual hardship. Self- imposed hardships shall not be used as a reason to grant a modification request.*

RESPONSE: Both of the requested design modifications are minor changes to the existing standard. With regard to the minimum intersection spacing between SW Oxford Terrace & SW Copper Terrace along Street A, the change to the intersection spacing distance is 41 feet, from 200 feet to 159 feet. Or approximately 2 car lengths in a standing queue. This is considered to be a minor modification. With regard to the request to reduce the minimum curb-to-curb width on local streets, the applicant is simply requesting to match the existing width of street stubs entering the property. However, the additional width is not proposed to create additional operational safety, as it will result in travel lanes of 14 feet in each direction in either case. The widening is simply to add a minimal amount of on-street parking while resulting in a loss in density of 2 units. The elimination of off-street parking, which is not otherwise required to be provided, is a minor change.

Each of the above circumstances constitutes a response to an existing circumstance which, if the standard were to be applied to its fullest, would subject the applicant to unreasonable and unusual hardship, meeting the requirements of this Section.

> *d. An alternative design is proposed which will provide a plan equal to or superior to the existing street standards.*

RESPONSE: With regard to the minimum intersection spacing between SW Oxford Terrace & SW Copper Terrace along Street A, the access spacing has been determined by the location of the existing streets, which in and of themselves do not meet the minimum spacing standards. As such, approval of the design modification will result in a plan equal to the existing situation. This is evident through the existing intersection spacing between SW Oxford Terrace & SW Copper Terrace along SW Lionheart Lane, approximately 400 feet north of Street A, which has an intersection spacing of approximately 158 feet.



Similarly, with regard to the request to reduce the minimum curb-to-curb width on local streets, the applicant proposes to continue the existing street section consistent with its original approved section, again resulting in a plan which is equal to the existing as-built standards.

e. Application of the standards of this chapter to the development would be grossly disproportional to the impacts created.

RESPONSE: Overall, the widening of the subject streets through the site to the Current City standard , in addition to relocation of the proposed intersection would result in the loss of a minimum of 2 lots due to a reduction in developable area, reducing the average lot size. This reduction, especially when combined with the reduction in density already resulting through increased City exactions, is grossly disproportional to the impacts created, which are no more than a continuation of the existing street sections and intersection spacing patterns. Gaining a maximum of 6 on-street parking spaces across the development in no way redresses this disproportional exaction, especially given the on-street parking is not a requirement of the Sherwood Municipal Code.

16.106.030 Location

A. Generally

The location, width and grade of streets shall be considered in their relation to existing and planned streets, topographical conditions, and proposed land uses. The proposed street system shall provide adequate, convenient and safe traffic and pedestrian circulation, and intersection angles, grades, tangents, and curves shall be adequate for expected traffic volumes. Street alignments shall be consistent with solar access requirements as per Chapter 16.156, and topographical considerations.

RESPONSE: The proposed development and associated street improvements have been designed and located to provide City standard access to each of the planned lots; to meet local street standards; and to extend existing street stubs through the site in a logical manner. The existing

streets (SW Locksley Lane, SW Oxford Terrace and SW Derby Terrace) dictate to a large degree the circulation system within the site, including intersection angles, grades, tangents and curves and therefore lot orientation. Adequate, convenient and safe pedestrian circulation is provided through public sidewalks.

B. Street Connectivity and Future Street Systems

1. Future Street Systems. The arrangement of public streets shall provide for the continuation and establishment of future street systems as shown on the Local Street Connectivity Map contained in the adopted Transportation System Plan (Figure 16).

2. Connectivity Map Required. New residential, commercial, and mixed use development involving the construction of new streets shall be submitted with a site plan that implements, responds to and expands on the Local Street Connectivity map contained in the TSP.

a. A project is deemed to be consistent with the Local Street Connectivity map when it provides a street connection in the general vicinity of the connection(s) shown on the map, or where such connection is not practicable due to topography or other physical constraints; it shall provide an alternate connection approved by the decision-maker.

b. Where a developer does not control all of the land that is necessary to complete a planned street connection, the development shall provide for as much of the designated connection as practicable and not prevent the street from continuing in the future.

c. Where a development is disproportionately impacted by a required street connection, or it provides more than its proportionate share of street improvements along property line (i.e., by building more than 3/4 width street), the developer shall be entitled to System Development charge credits, as determined by the City Engineer.

d. Driveways that are more than 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: Street connectivity is maintained throughout the site by connecting into the existing street stubs that abut the property. See Section 16.106.020 for a discussion of the conceptual street connections to SW Elwert Road north of SW Handley Lane, as shown on Figure 18 of the Transportation System Plan.

3. Block Length. For new streets except arterials, block length shall not exceed 530 feet. The length of blocks adjacent to arterials shall not exceed 1,800 feet.

RESPONSE: The proposed development creates 2 new interior blocks: One is the north side of SW Cereghino Lane between SW Copper Terrace and SW Derby Terrace; the other is Street A between SW Oxford Terrace and SW Derby Terrace. As measured along the nearside right-of-way line from east to west, the length of the SW Cereghino Lane block is 482 feet and the length of the Street A block is 337 feet. Both blocks meet the maximum block length standard, depending on the de3finition of "block length" used.

The Sherwood Zoning and Community Development Code does not include a written definition of a "block length", although the Standard Block portion of Figure 7.401 – Block Connectivity does differentiate between block "length" and block "width":



Consistent with Section 16.10.010 of the SZCDC, Websters Third New International Dictionary includes a definition of "Block" as follows:

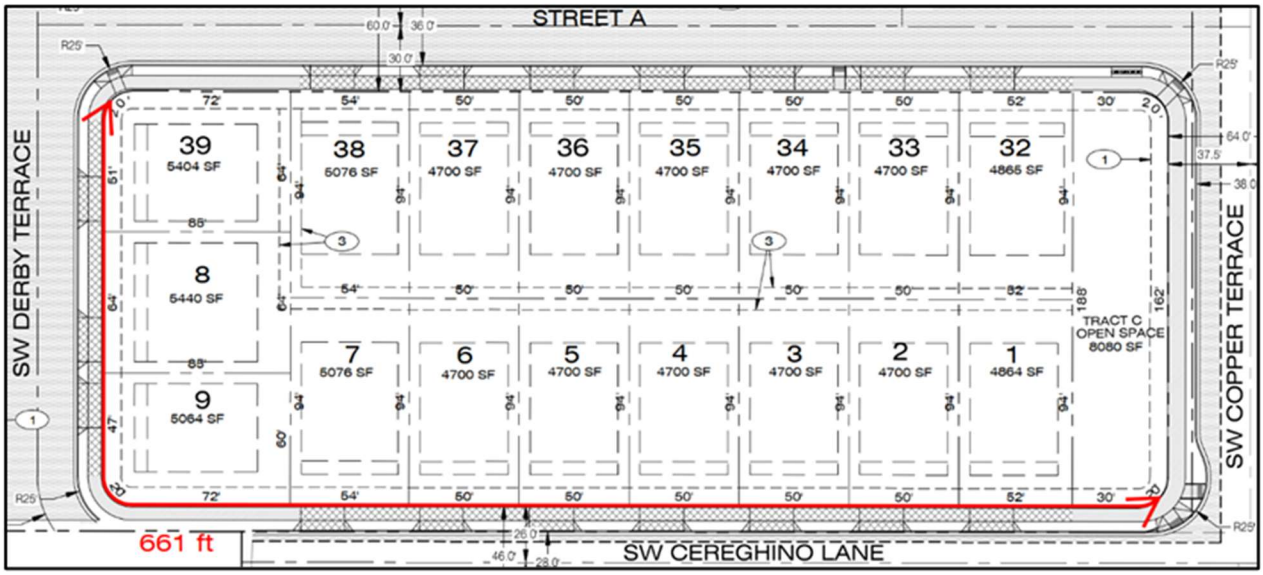
6 a (1): *a usually rectangular space (as in a city) enclosed by streets and occupied by or intended for buildings*
She lived on our block.

(2): *the distance along one of the sides of such a block*
The store is two *blocks* down on the right.
lived a *block* away from the school

In this case, the correct definition of a block is *the distance along one of the sides of such a block.*

City staff have, however, defined a block to be the combined north-south and east-west portions of a perimeter block, incorporating both the block "length" and block "width" above. Using this definition, the block length of SW Cereghino Lane is measured from the intersection of SW Copper

Terrace & SW Cereghino Lane to the intersection of Street A and SW Derby Terrace (see image below). Based on this definition, the block length is approximately 661 feet (see image below). The applicant notes, however, that the intersection of SW Derby Terrace and SW Cereghino Lane will be completed with the eventual development of Tax Lot 800, which is served by stubs from both streets. It is anticipated that Tax lot 800 will be required to provide additional pedestrian and/or vehicular connectivity at the time of development (as shown on Sheet P6.0), and as such the block formed by SW Derby Terrace and SW Cereghino Lane (as defined by City staff) is an interim condition only, which will meet block length requirements with reasonably foreseeable future development. Taking into account the definition of a "block length" and the interim nature of the condition, no design modification is required.



Similarly, the block length of Street A is measured from the intersection of SW Oxford Terrace and Street A to the intersection of SW Derby Terrace and SW Locksley Lane. Based on this definition, the block length is approximately 513 feet and is less than the minimum block length.

4. *Where streets must cross water features identified in Title 3 of the Urban Growth Management Functional Plan (UGMFP), provide crossings at an average spacing of 800 to 1,200 feet, unless habitat quality or length of crossing prevents a full street connection.*

RESPONSE: This development does not include a street crossing over water features. This criterion does not apply.

5. *Where full street connections over water features identified in Title 3 of the UGMFP cannot be constructed in centers, main streets and station communities (including direct connections from adjacent neighborhoods), or spacing of full street crossings exceeds 1,200 feet, provide bicycle and pedestrian crossings at an average spacing of 530 feet, unless exceptional habitat quality or length of crossing prevents a connection.*

RESPONSE: No water features are identified in Title 3 of the UGMFP located on the subject site. This criterion does not apply.

6. *Pedestrian and Bicycle Connectivity. Paved bike and pedestrian accessways consistent with cross section standards in Figure 8-6 of the TSP shall be provided on public easements or right- of-way when full street connections are not possible, with spacing between connections of no more than 300 feet. Multi-use paths shall be built according to the Pedestrian and Bike Master Plans in the adopted TSP.*

RESPONSE: Sidewalks are provided along the proposed and existing streets within the site, with design and construction to meet the requirements above. This criterion is met.

7. *Exceptions. Streets, bike, and pedestrian connections need not be constructed when any of the following conditions exists:*

   a. *Physical or topographic conditions make a street or accessway connection impracticable. Such conditions include but are not limited to freeways, railroads, steep slopes, wetlands or other bodies of water where a connection could not reasonably be provided.*

   b. *Buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or*

   c. *Where streets or accessways would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of May 1, 1995, which preclude a required street or accessway connection.*

RESPONSE: Street and pedestrian connections cannot be created between the end of SW Derby Terrace and SW Cereghino Lane at the southwestern corner of the site at this time. The area in which would be used to connect the two roads is located outside of the subject site, however street stubs will be provided to ensure the ability to connect the through street at the time of future development. These criteria are met.

C. *Underground Utilities*

All public and private underground utilities, including sanitary sewers and storm water drains, shall be constructed prior to the surfacing of streets. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.

RESPONSE: Public and private utilities are proposed to be located underground with the construction of streets and accessways through the site. See the Preliminary Composite Utility Plan (Sheet P5.0) of the included plan set. This criterion is met.

D. *Additional Setbacks*

Generally additional setbacks apply when the width of a street right-of-way abutting a development is less than the standard width under the functional classifications in Section VI of the Community Development Plan. Additional setbacks are intended to provide unobstructed area for future street right-of-way dedication and improvements, in conformance with Section VI. Additional setbacks shall be measured at right angles from the centerline of the street.

	Classification	*Additional Setback*
1.	*Principle Arterial (99W)*	*61 feet*
2.	*Arterial*	*37 feet*
3.	*Collector*	*32 feet*
4.	*Neighborhood Route*	*32 feet*
5.	*Local*	*26 feet*

RESPONSE: All of the new and abutting local streets meet or exceed the standard width under the functional classification in Section VI of the Community Development Plan. SW Elwert Road, located along the western frontage, is classified as a county minor arterial street. The distance between the road centerline and Tract B is 45 feet as shown on the Preliminary Plat, meeting the ½ street requirement for a 3-lane arterial. This criterion is met.

16.106.040 Design

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

A. Reserve Strips

Reserve strips or street plugs controlling access or extensions to streets are not allowed unless necessary for the protection of the public welfare or of substantial property rights. All reserve strips shall be dedicated to the appropriate jurisdiction that maintains the street.

RESPONSE: No reserve strips or street plugs are proposed as part of this development. Therefore, this criterion is met.

B. Alignment

All proposed streets shall, as far as practicable, be in alignment with existing streets. In no case shall the staggering of streets create a "T" intersection or a dangerous condition. Street offsets of less than one hundred (100) feet are not allowed.

RESPONSE: As shown on the submitted plan set, there are no specific public street intersections proposed which would create offsets, therefore this criterion is met.

C. Future Extension

Where necessary to access or permit future subdivision or development of adjoining land, streets must extend to the boundary of the proposed development and provide the required roadway width. Dead-end streets less than 100' in length must comply with the Engineering Design Manual.

A durable sign must be installed at the applicant's expense. The sign is required to notify the public of the intent to construct future streets. The sign must read as follows: "This road will be extended with future development. For more information contact the City of Sherwood Engineering Department."

RESPONSE: The subject site provides future access to adjoining properties. Specifically, street stubs are provided to the abutting Tax Lot 800 in the southwestern corner. SW Derby Terrace extends to the boundary of the proposed development and provides the required roadway width for a local street. This criterion is met.

D. Intersection Angles

Streets shall intersect as near to ninety (90) degree angles as practical, except where topography requires a lesser angle. In all cases, the applicant shall comply with the Engineering Design Manual.

RESPONSE: SW Derby Terrace, SW Locksley Lane and SW Oxford Terrace are extended from existing street stubs. All of the proposed roadways intersect at approximately ninety degrees. This criterion is met.

E. Cul-de-sacs

RESPONSE: The proposed subdivision does not include any cul-de-sacs. This criterion does not apply.

F. Grades and Curves

Grades shall be evaluated by the City Engineer and comply with the Engineering Design Manual.

RESPONSE: All street grades within the development have been designed in accordance with the applicable City standards. See Preliminary Street Profiles (Sheets P4.2 – P4.6) of the included plan set. This criterion is met.

G. Streets Adjacent to Railroads

RESPONSE: The proposed subdivision does not include any streets that are adjacent to railroads. This criterion does not apply.

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.

RESPONSE: The subject site abuts SW Elwert Road, a county arterial street. All lots within the development are buffered from SW Elwert Road by the 15-foot landscaped visual corridor required along SW Elwert Road, and no additional buffering is required. As such, this criterion is met.

I. Median Islands

As illustrated in the adopted Transportation System Plan, Chapter 8, median islands may be required on arterial or collector streets for the purpose of controlling access, providing pedestrian safety or for aesthetic purposes.

RESPONSE: Frontage improvements along SW Elwert Road are not proposed to include a median. Accordingly, this criterion is not applicable.

J. Transit Facilities

Development along an existing or proposed transit route, as illustrated in Figure 7-2 in the TSP, is required to provide areas and facilities for bus turnouts, shelters, and other transit-related facilities to Tri-Met specifications. Transit facilities shall also meet the following requirements:

RESPONSE: None of the roads within or abutting the subject site are identified as existing or proposed transit routes with either the City of Sherwood or Washington County. Therefore, these criteria criterion do not apply.

K. Traffic Controls

1. *Pursuant to Section 16.106.080, or as otherwise required by the City Engineer, an application must include a traffic impact analysis to determine the number and types of traffic controls necessary to accommodate anticipated traffic flow.*

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.*

RESPONSE: No traffic controls have been identified as required or proposed for this development. Therefore, this criterion does not apply.

L. Traffic Calming

1. The following roadway design features, including internal circulation drives, may be required by the City in new construction in areas where traffic calming needs are anticipated:

a. Curb extensions (bulb-outs).
b. Traffic diverters/circles.
c. Alternative paving and painting patterns.
d. Raised crosswalks, speed humps, and pedestrian refuges.
e. Other methods demonstrated as effective through peer reviewed Engineering studies.

RESPONSE: The City has not indicated a need for traffic calming in the vicinity of the subject site.

2. With approval of the City Engineer, traffic calming measures such as speed humps and additional stop signs can be applied to mitigate traffic operations and/or safety problems on existing streets. They should not be applied with new street construction unless approved by the City Engineer and Tualatin Valley Fire & Rescue.

RESPONSE: No specific or new traffic calming measures have been identified as required or proposed for this development. Therefore, this section does not apply.

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 proposed development has access to multiple public roads. All roads within the subdivision have been designed to meet City standards including those listed above. Driveway locations will be determined after Land Use Approval and will meet City requirements.

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.

   a. *Local Streets:*

      Minimum right-of-way radius is fifteen (15) feet. Access will not be permitted within ten (10) feet of Point "B," if no radius exists, access will not be permitted within twenty-five (25) feet of Point "A." Access points near an intersection with a Neighborhood Route, 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 ten (10) feet.

RESPONSE: All of the roadways within the proposed subdivision are extensions of existing streets designated as local streets. No additional access is proposed, aside from the lot driveways which will be designed to meet City standards.

   b. *Neighborhood Routes…*

   c. *Collectors…*

   d. *Arterials and Highway 99W - Points of ingress or egress to and from Highway 99W and arterials designated on the Transportation Plan Map, attached as Figure 1 of the Community Development Plan, Part II, shall be limited as follows:*

      (1) *Single family detached dwellings, middle housing dwellings, 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 or arterials. 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.*

RESPONSE: Access to SW Elwert Road is prohibited for single family detached dwellings in accordance with this section. None of the proposed lots will access SW Elwert Road, therefore these criteria do not further apply.

3. *Exceptions to Access Criteria for City-Owned Streets*

a. *Alternate points of access may be allowed if an access management plan which maintains the classified function and integrity of the applicable facility is submitted to and approved by the City Engineer as the access management plan must be included as part of the land use submittal or an application for modification as described in § 16.106.020 E. (Transportation Facilities Modifications).*

b. *Access in the Old Town (OT) Overlay Zone*
Access points in the OT Overlay Zone shown in an adopted plan such as the Transportation System Plan, are not subject to the access spacing standards and do not need a variance. However, the applicant shall submit a partial access management plan for approval by the City Engineer. The approved plan shall be implemented as a condition of development approval.

RESPONSE: The submitted plans for this application demonstrate that the vehicular access management standards are met. All street access points, including the north and south ends of the extension of SW Derby Terrace, meet the required City access spacing standards and are located as shown on the plans submitted. The site does not access SW Elwert Road and is not within the Old Town Overlay Zone, Therefore, the applicable criteria are met.

N. Private Streets

1. *The construction of a private street serving a single-family residential development is prohibited unless it provides principal access to two or fewer residential lots or parcels (i.e. flag lots).*

2. *Provisions shall be made to assure private responsibility for future access and maintenance through recorded easements. Unless otherwise specifically authorized, a private street shall comply with the same standards as a public street identified in the Community Development Code and the Transportation System Plan.*

3. *A private street shall be distinguished from public streets and reservations or restrictions relating to the private street shall be described in land division documents and deed records.*

4. *A private street shall also be signed differently from public streets and include the words "Private Street".*

RESPONSE: The proposed development does not include any Private Streets. Therefore, these criteria do not apply.

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.*

RESPONSE: As shown on the submitted plan set, sidewalks meeting city local and neighborhood street standards are provided along all of the roads within the subject site. Additionally, an 8-foot sidewalk will be provided along the subject site's frontage of SW Elwert Road and SW Copper Terrace. See street Typical Sections (Sheet P4.1). Accordingly, these criteria are met. The site design does not include any cul-de-sacs.

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.

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.

RESPONSE: SW Elwert Road is classified as a County Minor Arterial street. An 8-foot paved sidewalk is proposed along the subject site's frontage on SW Elwert Road with six-foot sidewalks provided along all local streets per the City standards. SW Copper Terrace is classified as a neighborhood street with a proposed 8-foot paved sidewalk to meet City standards and to match the existing conditions at both ends of the site. Handicapped ramps will be provided as required by code. These criteria, as applicable, are met. See Typical Street Sections (Sheet P4.1) of the included plan set.

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: As shown on the submitted plan set, pedestrian connections are provided via sidewalks on both sides of all proposed and existing streets. No public easements or right-of-way connections are included. Accordingly, it is considered that the applicant has made every effort to provide pedestrian and bicycle connections whenever possible. Therefore, this criterion is 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: Figure 13 of the Transportation System Plan shows a proposed bike lane located on SW Elwert Road. See Typical Sections on Sheet P4.1 for the proposed section for SW Elwert Road which includes a 6 foot wide bike lane. This criterion is met.

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.

RESPONSE: This project will include necessary public sanitary sewer infrastructure as shown on the Preliminary Composite Utility Plan (Sheet P5.0). Improvements will be designed and constructed in accordance with applicable City, Clean Water Services and State standards. These criteria are met.

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.*

RESPONSE: All components of the proposed sewer system will be sized properly and oversized where necessary to serve potential future growth within the area. These criteria will be met.

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: The applicant acknowledges that certification by the City as described above is required prior to approval of construction plans and issuance of building permit. The criterion will be 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.

RESPONSE: The proposed development complies with the fire protection requirements as listed in addition to Tualatin Valley Fire and Rescue standards.

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.*

RESPONSE: All components of the proposed water system will be sized properly and oversized where necessary to serve potential future growth within the area.

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: The applicant acknowledges that certification by the City as described above is required prior to approval of construction plans and issuance of building permits. Therefore, this criterion will be 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.

RESPONSE: The proposed storm drainage system has been designed in accordance with Clean Water Services water quality regulations and connects to the existing downstream drainage system, as shown on the Preliminary Composite Utility Plan (Sheet P5.0). Per the storm drainage report, upsizing three of the existing downstream storm main is included in this application in order to adequately convey the additional stormwater flow.

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.

RESPONSE: The proposed stormwater drainage system has been sized and designed in accordance with appliable City, State, DEQ and CWS standards. As shown in the attached Preliminary Storm Drainage Report, stormwater treatment will be provided on-site within Tract A. Therefore, these criteria will be met.

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: The applicant acknowledges that certification by the City as described above is required prior to approval of construction plans and issuance of building permits, as illustrated by the submitted plans and Preliminary Storm Drainage Report. These criteria will be met.

CHAPTER 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.

RESPONSE: Proposed fire protection facilities are included on the Preliminary Composite Utility Plan and the FS-1 plan. These improvements are appropriately sized and designed in accordance with the applicable Oregon Fire Code, City of Sherwood building standards and Tualatin Valley Fire and Rescue standards. This criterion is met.

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.

RESPONSE: As described above, the proposed fire protection facilities will be sized properly, constructed, located and installed consistent with the applicable Oregon Fire Code, City of Sherwood building standards and Tualatin Valley Fire and Rescue standards. This criterion will be met.

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.

RESPONSE: The fire flow demand per Appendix B of the Oregon Fire Code is 1,000 GPM for 1 hour as shown on the approved FS-1 plan. Preliminary compliance with this standard is demonstrated through the issuance of TVF&R SPL Permit No. 2025-0176.This criterion is met.

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.

RESPONSE: Hydrant locations and adequate ingress and egress is provided, as demonstrated by the approved FS-1 plan included with this submittal. This criterion is met.

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: The proposed hydrants are located along public accessways. This criterion does not apply.

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.

RESPONSE: The applicant acknowledges that Tualatin Valley Fire and Rescue may require installation of proposed fire protection facilities prior to or at the time of construction. This criterion will be met.

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.

RESPONSE: The applicant acknowledges that Tualatin Valley Fire and Rescue may conduct tests and inspections of fire protection facilities. This criterion is met.

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: The applicant acknowledges the above that Tualatin Valley Fire and Rescue may consent to alterations or repairs of fire protection facilities. This criterion is considered to be met.

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.

RESPONSE: As shown on the Preliminary Plat (Sheet P1.0), all proposed lots have an 8-foot wide public utility easement along the adjacent street frontage. These easements provide sufficient area for franchise utility installation. This criterion can be met.

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.

RESPONSE: As shown on the Preliminary Plat (Sheet P1.0), all proposed lots have an 8-foot wide public utility easement (PUE) along the adjacent street frontage. This criterion is met.

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).*

RESPONSE: As shown on the Preliminary Composite Utility Plan (Sheet P5.0) public utilities extend throughout the site to the edge of adjacent properties. Franchise utilities may be extended as needed. This criterion is met.

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.*

RESPONSE: As required, franchise utility conduits and public telecommunication conduits and appurtenances shall be installed per the standards of the utility agency and/or City of Sherwood Design Standards. These criteria are met.

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 proposed development includes street frontage improvements throughout the subject site. Therefore, this exception does not apply.

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.

RESPONSE: All of the new utility facilities are planned to be placed underground as shown on the Preliminary Composite Utility Plan (Sheet P5.0). These criteria will be met.

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: The applicant recognizes the City's right to approve the location of all surface-mounted transformers. This criterion is considered to be met.

16.118.050 Private Streets

The construction of new private streets, serving single-family residential developments shall be prohibited unless it provides principal access to two or fewer residential lots or parcels i.e. flag lots. Provisions shall be made to assure private responsibility for future access and maintenance through recorded easements. Unless otherwise specifically authorized, a private street shall comply with the same standards as a public street identified in the Community Development Code and the Transportation System Plan. A private street shall be distinguished from public streets and reservations or restrictions relating to the private street shall be described in land division documents and deed records. A private street shall also be signed differently from public streets and include the words "Private Street".

RESPONSE: The proposed site design does not include the construction of any new private streets. This section does not apply.

DIVISION VII. LAND DIVISIONS, SUBDIVISIONS, PARTITIONS, LOT LINE ADJUSTMENTS AND MODIFICATION

CHAPTER 16.120 SUBDIVISIONS

16.120.010 Purpose

Subdivision regulations are intended to promote the public health, safety and general welfare; lessen traffic congestion; provide adequate light and air; prevent overcrowding of land; and facilitate adequate water supply, sewage and drainage.

16.120.020 General Subdivision Provisions

A. Approval of a subdivision occurs through a two-step process: the preliminary plat and the final plat.

1. The preliminary plat shall be approved by the Approval Authority before the final plat can be submitted for approval consideration; and

2. The final plat shall reflect all conditions of approval of the preliminary plat.

RESPONSE: This application fulfills the requirement for the approval of the preliminary plat step of the two-step process. Following approval of the preliminary plat application and subsequent engineering approvals as applicable, the applicant will submit a separate application for final plat approval that will demonstrate compliance with the conditions of approval from the preliminary plat approval. These criteria will be met.

B. All subdivision proposals shall conform to all state regulations set forth in ORS Chapter 92, Subdivisions and Partitions.

RESPONSE: The applicable subdivision and partition regulations contained in ORS Chapter 92 are implemented through the City's Municipal Code, and compliance with all applicable requirements as identified in this narrative.

C. Future re-division

When subdividing tracts into large lots, the Approval Authority shall require that the lots be of such size and shape as to facilitate future re-division in accordance with the requirements of the zoning district and this Division.

RESPONSE: The proposed subdivision is for single family residential homes. There are no tracts that will be subdivided to create large lots. This criterion does not apply.

D. Future Partitioning

When subdividing tracts into large lots which may be resubdivided, the City shall require that the lots be of a size and shape, and apply additional building site restrictions, to allow for the subsequent division of any parcel into lots of smaller size and the creation and extension of future streets.

RESPONSE: The proposed subdivision lots are for single-family residential homes. There are no tracts that will be subdivided to create large lots. This criterion does not apply.

E. Lot averaging

Lot size may be averaged to allow lots less than the minimum lot size allowed in the underlying zoning district subject to the following regulations:

1. The average lot area for all lots is not less than allowed by the underlying zoning district.

RESPONSE: The proposed subdivision utilizes lot averaging to allow lot areas that are less than the minimum lot size allowed in the MDRL zoning district. The minimum lot size for the MDRL zoning district is 5,000 square feet. See table below for all lot sizes. Lots that are below 5,000 sf are noted in bold type. See Preliminary Plat (Sheet P1.0) in the included plan set.

Lot number	Area	Lot number	Area	Lot number	Area
1	**4,864**	**15**	**4,680**	**29**	**4,964**
2	**4,700**	16	5,472	30	5,093
3	**4,700**	17	5,472	31	5,034
4	**4,700**	18	5,491	**32**	**4,865**
5	**4,700**	19	5,755	**33**	**4,700**
6	**4,700**	**20**	**4,818**	**34**	**4,700**
7	**4,841**	21	5,361	**35**	**4,700**
8	5,425	22	5,184	**36**	**4,700**
9	5,476	**23**	**4,777**	**37**	**4,700**

10	5,451	**24**	5,244	**38**	**4,841**
11	**4,717**	**25**	**4,946**	39	5,404
12	5,491	**26**	5,244		
13	**4,717**	**27**	**4,883**		
14	5,472	**28**	**4,964**		

Total Lot Area (Lots 1-39) = 195,018 square feet

Average Lot Area

Total Area of Lots 1-39 / Number of Lots = Average Lot Area

195,018 square feet / 39 lots = 5,000.46 square feet = Average Lot Area

The average lot area of the proposed lots is 5,000.46 square feet. This criterion is met.

2. *No lot created under this provision shall be less than 90 % of the minimum lot size allowed in the underlying zoning district.*

RESPONSE: The minimum lot size allowed in the MDRL district is 5,000 square feet.

90% x 5,000 square feet = 4,500 square feet

The minimum proposed lot size is 4,680 square feet. This criterion is met.

3. *The maximum lot size cannot be greater than 10 % of the minimum lot size.*

RESPONSE: The minimum lot size allowed in the MDRL district is 5,000 square feet.

10% x 5,000 square feet = 500 square feet

Maximum Lot Size = 5,000 square feet + 500 square feet = 5,500 square feet

The largest proposed lot is lot number 18, which is 5,491 square feet. This area is less than 10% greater than the 5,000 square foot lot size as shown by the calculation above and in the table below. This criterion is met.

MDRL/MDRH Minimum Lot Size (5,000 sf)	**Allowed through Lot Averaging**	**Proposed**
Minimum Lot	Greater than 90% of 5,000 sf (4,500 sf)	4,680 sf
Maximum Lot	Less than 10% greater than 5,000 sf (5,500 sf)	5,491 sf

Across the 39 lots, the average lot size is 5,000.46 sf, exceeding the minimum lot size for both the MDRL and MDRH districts.

F. Required Setbacks

All required building setback lines as established by this Code, shall be shown in the preliminary subdivision plat.

RESPONSE: The applicant has provided the preliminary plat showing all required building setbacks. See Sheet P1.0 of the included plan set for the Preliminary Plat Sheet. No adjustments to the minimum setbacks have been requested.

G. Property Sales

No property shall be disposed of, transferred, or sold until required subdivision approvals are obtained, pursuant to this Code.

RESPONSE: The applicant will comply with the above restriction.

16.120.030 Approval Procedure-Preliminary Plat

A. Approval Authority

1. *The approving authority for preliminary and final plats of subdivisions shall be in accordance with Section 16.72.010 of this Code.*

    a. *A subdivision application for 4-10 lots will follow a Type II review process.*
    b. *A subdivision application for 11-50 lots will follow a Type III review process.*
    c. *A subdivision application for over 50 lots will follow a Type IV review process.*

2. *Approval of subdivisions is required in accordance with this Code before a plat for any such subdivision may be filed or recorded with County. Appeals to a decision may be filed pursuant to Chapter 16.76.*

RESPONSE: The proposed 39 lot subdivision application will follow a Type III review process per the above criteria. The plat recording process through the County shall occur after Land Use Approval.

B. Phased Development

1. *The Approval Authority may approve a time schedule for developing a subdivision in phases, but in no case shall the actual construction time period for any phase be greater than two years without reapplying for a preliminary plat.*

2. *The criteria for approving a phased subdivision review proposal are:*

a. The public facilities shall be scheduled to be constructed in conjunction with or prior to each phase to ensure provision of public facilities prior to building occupancy;

b. The development and occupancy of any phase shall not be dependent on the use of temporary public facilities:

(1) For purposes of this subsection, a temporary public facility is an interim facility not constructed to the applicable City or district standard; and

(2) The phased development shall not result in requiring the City or other property owners to construct public facilities that were required as a part of the approval of the preliminary plat.

3. The application for phased development approval shall be reviewed concurrently with the preliminary plat application and the decision may be appealed in the same manner as the preliminary plat.

RESPONSE: The proposed subdivision shall be developed in a single phase. These criteria do not apply.

16.120.040 Approval Criteria: Preliminary Plat

No preliminary plat shall be approved unless:

A. Streets and roads conform to plats approved for adjoining properties as to widths, alignments, grades, and other standards, unless the City determines that the public interest is served by modifying streets or road patterns.

B. Streets and roads held for private use are clearly indicated on the plat and all reservations or restrictions relating to such private roads and streets are set forth thereon.

C. The plat complies with applicable zoning district standards and design standards in Division II, and all provisions of Divisions IV, VI, VIII and IX. The subdivision complies with Chapter 16.128 (Land Division Design Standards).

D. Adequate water, sanitary sewer, and other public facilities exist to support the use of land proposed in the plat.

E. Development of additional, contiguous property under the same ownership can be accomplished in accordance with this Code.

F. Adjoining land can either be developed independently or is provided access that will allow development in accordance with this Code.

G. Tree and woodland inventories have been submitted and approved as per Section 16.142.060.

H. The plat clearly shows the proposed lot numbers, setbacks, dedications and easements.

I. A minimum of five percent (5%) open space has been provided per Section 16.140.030 (Parks, Open Spaces and Trees-Single-Family Residential Subdivisions), if applicable.

J. Privately maintained trails for public use shall conform to the public trails standards in the Transportation System Plan (TSP).

RESPONSE: The applicant has submitted the proposed development application with the necessary items as listed in A through J.

16.120.060 Improvement Agreement

A. Subdivision Agreement

The subdivider shall either install required improvements and repair existing streets and other public facilities damaged in the development of the subdivision pursuant to the Division VI, or execute and file with the City an agreement specifying the period within which all required improvements and repairs shall be completed, and providing that if such work is not completed within the period specified, the City may complete the same and recover the full cost and expense thereof from the subdivider. Such agreement may also provide for the construction of the improvements in stages.

RESPONSE: The subdivider will provide a subdivision agreement after Preliminary Land Use Approval. This criterion will be met.

B. Performance Security

The subdivider is required to provide monetary assurance of full and faithful performance in the form of a bond, cash, or other security acceptable to the City in an amount equal to one hundred twenty-five percent (125%) of the estimated cost of the improvements.

RESPONSE: The applicant acknowledges the responsibility to provide monetary assurance in the form of a bond, cash or other security to the City as required above. This criterion will be met.

16.120.070 Bond

A. Performance guarantee required. As required by Section 16.120.060, the subdivider shall file with the agreement an assurance of performance supported by one of the following:

1. *A surety bond executed by a surety company authorized to transact business in the state of Oregon which remains in force until the surety company is notified by the City in writing that it may be terminated or cash.*

2. *Determination of sum. The assurance of performance shall be for a sum determined by the City Engineer as required to cover the cost of the improvements and repairs, including related engineering and incidental expenses.*

3. *Itemized improvement estimate. The subdivider shall furnish to the City Engineer an itemized improvement estimate, certified by a registered civil engineer, to assist the City Engineer in calculating the amount of the performance assurance.*

4. *When subdivider fails to perform. In the event the subdivider fails to carry out all provisions of the agreement and the City has un-reimbursed costs or expenses resulting from such failure, the City shall call on the bond, cash deposit for reimbursement.*

5. *Termination of performance guarantee. The subdivider shall not cause termination of nor allow expiration of said guarantee without having first secured written authorization from the City.*

RESPONSE: The provider shall file an assurance of performance after Preliminary Land Use Approval, and will follow the applicable administrative procedures and requirements listed above. This criterion will be met.

CHAPTER 16.128 LAND DIVISION DESIGN STANDARDS

16.128.010 Blocks

A. Connectivity

1. *Block Size*

   The length, width, and shape of blocks shall be designed to provide adequate building sites for the uses proposed, and for convenient access, circulation, traffic control and safety.

2. *Block Length*

   Block length standards shall be in accordance with Section 16.108.040. Generally, blocks shall not exceed five-hundred thirty (530) feet in length, except blocks adjacent to principal arterial, which shall not exceed one thousand eight hundred (1,800) feet. The extension of streets and the formation of blocks shall conform to the Local Street Network map contained in the Transportation System Plan.

RESPONSE: The extension of the existing streets conforms to the Local Street Network Map and Transportation System Plan. The block lengths are in accordance with Section 16.108.040 as

previously described. As stated, based on the definition of block length used by staff, the block length of SW Derby Terrace/SW Cereghino Lane exceeds the limit listed above. However, the intersection of SW Derby Terrace and SW Cereghino Lane will be completed with the eventual development of Tax Lot 800, which is served by stubs from both streets. It is anticipated that Tax lot 800 will be required to provide additional pedestrian and/or vehicular connectivity at the time of development (as shown on Sheet P6.0), and as such the block formed by SW Derby Terrace and SW Cereghino Lane (as defined by City staff) is an interim condition only, which will meet block length requirements with reasonably foreseeable future development. Taking into account the definition of a "block length" and the interim nature of the condition, no design modification is required.

3. *Pedestrian and Bicycle Connectivity. Paved bike and pedestrian accessways shall be provided on public easements or right-of-way consistent with Figure 7.401.*

RESPONSE: Pedestrian access is provided throughout the site via sidewalks designed to meet City standards per Section 16.106.060. See Preliminary Street Plan (Sheet P4.0) for sidewalk locations and dimensions.

B. *Utilities Easements for sewers, drainage, water mains, electric lines, or other utilities shall be dedicated or provided for by deed. Easements shall be a minimum of ten (10) feet in width and centered on rear or side lot lines; except for tie-back easements, which shall be six (6) feet wide by twenty (20) feet long on side lot lines at the change of direction.*

RESPONSE: All necessary utility easements are shown on the Preliminary Plat (Sheet P1.0). This criterion is met.

C. *Drainages*

Where a subdivision is traversed by a watercourse, drainage way, channel or street, drainage easements or rights-of-way shall be provided conforming substantially to the alignment and size of the drainage.

RESPONSE: The proposed subdivision is not traversed by a watercourse, drainage way. This criterion does not apply.

16.128.020 Pedestrian and Bicycle Ways

Pedestrian or bicycle ways may be required to connect cul-de-sacs, divide through an unusually long or oddly shaped block, or to otherwise provide adequate circulation.

RESPONSE: Pedestrian access is provided throughout the site via sidewalks designed to meet City standards per Section 16.106.060. See the Preliminary Street Plan (Sheet P4.0) for sidewalk locations and dimensions.

The addition of a pedestrian pathway between SW Derby Terrace and SW Elwert Road is not mandatory. As above (emphasis added), pedestrian or bicycle ways **may** be required. The applicant notes that neither Figure 12 – Pedestrian Projects or Figure 13 – Bicycle Projects of the

Sherwood TSP include bicycle or pedestrian projects within the subject site. SW Handley Street is however included on Figures 12 and 13 for pedestrian and bicycle trails connecting to SW Elwert Road approximately 250 feet south of the site. The Daybreak development also provided a bicycle and pedestrian accessway to SW Elwert Road approximately 100 feet north of the site. Accordingly, the site frontage along SW Elwert Road is not an unusually long or oddly shaped block for an arterial street.

Lastly, the accessway standard requested by staff would consist of a 20 feet wide x 85 feet long tract, for a total area of 1,700 sf and the loss of a lot. As it stands, the development is already dedicating approximately 39.5% of the overall site to public uses including right-of-way dedication, visual corridor, stormwater management, and open space. Right-of-way dedication alone takes 30.6% of the total site area. An addition 1,700 sf for transportation related purposes and the loss of a lot would further increase the already substantial level of exactions on the site.

16.128.030 Lots

A. Size and Shape

Lot size, width, shape, and orientation shall be appropriate for the location and topography of the subdivision or partition, and shall comply with applicable zoning district requirements, with the following exception:

1. Lots in areas not served by public sewer or water supply shall conform to any special County Health Department standards.

RESPONSE: All of the proposed lots are served by public sewer and water supply. This criterion does not apply.

B. Access

All lots in a subdivision shall abut a public street, except as allowed for infill development under Chapter 16.68 or for cottage clusters as described below.

RESPONSE: All 39 lots in the proposed subdivision abut a public street. This criterion is met.

1. Cottage cluster lots shall abut a public street, private street, alley, shared open space, or a shared pathway.

RESPONSE: The proposed development does not include any cottage cluster lots. This criterion does not apply.

C. Double Frontage

Double frontage and reversed frontage lots are prohibited except where essential to provide separation of residential development from railroads, traffic arteries, adjacent

nonresidential uses, or to overcome specific topographical or orientation problems. A five (5) foot wide or greater easement for planting and screening may be required.

RESPONSE: Lots 10 through 17 are double frontage lots, with both frontage to SW Elwert Road along the site's western boundary, and to the extension of SW Derby Terrace internal to the subdivision. However, SW Elwert Road is an arterial street with access spacing and use restrictions, and Lots 10 through 17 do not have right to access. Accordingly, double frontage lots are the most appropriate way to provide access on the eastern side of the lots. It is noted that a 15 foot visual corridor will exist on the lots between the dwellings and SW Elwert Road right-of-way, providing sufficient area for planting and screening.

D. Side Lot Lines Side lot lines shall, as far as practicable, run at right angles to the street upon which the lots face, except that on curved streets side lot lines shall be radial to the curve of the street.

RESPONSE: The proposed subdivision has been designed with side lot lines running at right angles to the street the lot faces per the above standard. This criterion is met.

E. Grading

Grading of building sites shall conform to the following standards, except when topography of physical conditions warrants special exceptions:

1. *Cut slopes shall not exceed one (1) and one-half (1 1/2) feet horizontally to one (1) foot vertically.*

2. *Fill slopes shall not exceed two (2) feet horizontally to one (1) foot vertically.*

RESPONSE: Grading of the subject site conforms to the above standards. See Sheet P3.0 for the Preliminary Grading and Erosion Control Plan.

DIVISION VIII. ENVIRONMENTAL RESOURCES

CHAPTER 16.132 GENERAL PROVISIONS AND CONFORMANCE

16.132.010 Purpose

This Division is intended to protect, preserve, and otherwise properly manage the City's natural and environmental resources for the benefit of the general public, to regulate land development so as to protect the public from natural and environmental hazards, and to establish performance standards allowing the City to properly and uniformly assess the impact of residential, commercial, industrial, and institutional development and activities on the quality of the City's environment.

16.132.020 Applicability

The standards of this Chapter, and applicable portions of the Comprehensive Plan, shall apply to all Chapters in Division VIII, Environmental Resources, except for Chapter 16.134 Floodplain Overlay, for any new uses or changes to existing uses in commercial, industrial and institutional zones.

16.132.030 Conformance

Conformance with the standards of this Chapter shall, at a minimum, be certified in writing by a professional engineer and submitted with the application for site plan review required by Chapter 16.90, except as per Section 16.136.050. The written certification shall include:

A. Statement certifying that the proposed commercial, industrial or institutional use, if properly managed and operated, will comply with City environmental performance standards, and citing evidence supporting the certification.

B. Copies of any applicable State permits or recent test results, if available, which would indicate compliance with City environmental performance standards.

RESPONSE: The proposed development is for residential use only. The site will comply with City and State environmental performance standards related to stormwater management in residential areas as shown in the Preliminary Stormwater Drainage Report.

16.132.040 Additional Information

A. Prior to accepting any land use application to which this Chapter applies, the City Manager or his/her designee, may determine that additional expertise in evaluating the application, due to the complexity of its impact on environmental resources, is warranted. Under such circumstances, the City may contract with a professional engineer or other qualified consultant to evaluate and make recommendations on specific application elements relative to City environmental resource standards.

B. Upon the City's determination that additional expertise is needed, the applicant shall deposit a sum equal to the estimated cost, as determined by the City, of such professional services. If the actual cost of such services is more than estimated, the applicant shall be responsible for the difference, provided however, that the applicant's financial responsibilities will not exceed ten percent (10%) of the estimate without prior written authorization. If the cost of such services is less than the estimate, the balance of the deposit shall be returned to the applicant upon final action on their land use application.

RESPONSE: The applicant recognizes the City's ability to utilize additional expertise if needed.

CHAPTER 16.134 FLOODPLAIN (FP) OVERLAY

RESPONSE: The subject site is not located within the floodplain (FP) Overlay zone. This section does not apply**.**

CHAPTER 16.136 MINERAL RESOURCES

RESPONSE: The proposed development does not include mineral extraction or other uses related to mineral resources. This section does not apply.

CHAPTER 16.138 SOLID WASTE

RESPONSE: The proposed development does not include solid waste facilities. This section does not apply.

CHAPTER 16.140 PARKS, TREES AND OPEN SPACES

16.140.010 Purpose

This Chapter is intended to assure the provision of a system of public and private recreation and open space areas and facilities consistent with this Code and applicable portions of the City's adopted Comprehensive Plan. The standards of this section do not supersede the open space requirements of a Planned Unit Development, found in Chapter 16.40 - Planned Unit Development (PUD).

16.140.020 Multi-Family Dwelling Developments

RESPONSE: The proposed development does not include any multi-family dwellings. This section does not apply.

16.140.030 All Residential Subdivisions

A. A minimum of five percent (5%) of the net buildable site (after exclusion of public right-of-way and environmentally constrained areas) shall be maintained as "open space". Open space must include usable areas such as public parks, swimming and wading pools, grass areas for picnics and recreational play, walking paths, and other like space. Cottage cluster development is subject to the open space requirements of 16.14.40 and not to the requirements of this section. The following may not be used to calculate open space:

1. Required yards or setbacks.

2. Required visual corridors.

3. Required sensitive areas and buffers.

4. Any area required to meet a standard found elsewhere in this code.

RESPONSE: The net buildable area of the site is approximately 211,024 square feet when right-of-way areas and the stormwater facility (public use) are excluded, which would result in a required open space area of 10,551 sf. The proposed open spaces include Tract C (8,080 sf) and Tract D (2,496 sf) for a total of 10,576 sf, or 5% of the net buildable site (10,576/211,024 = 0.05014 = 5%). See the Open Space Exhibit included with the submittal for Open Space areas and calculations.

As stated above, open space must include usable areas such as public parks, swimming and wading pools, grass areas for picnics and recreational play, walking paths, and other like space. This does not mean that 100% of all areas counted as open space must be usable for the types of active recreational activities listed. Indeed, Section 16.10.020 of the SZCDC defines open space as:

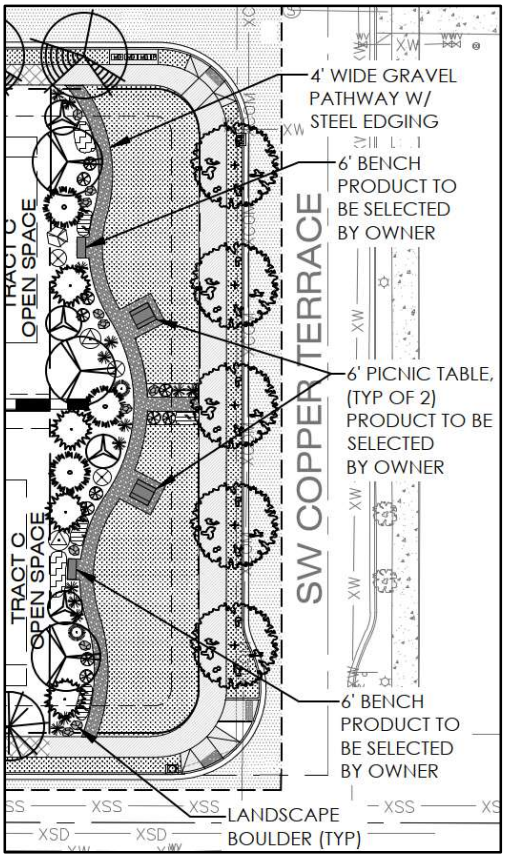
> ***Open Space:*** *Open ground area which is not obstructed from the ground surface to the sky by any structure, except those associated with landscaping, or recreational facilities. Parking lots and storage areas for vehicles and materials shall not be considered open space.*

Section 16.140.030.A. does not change the definition of open space, which is considered to be primarily an *Open ground area which is not obstructed from the ground surface to the sky*. It simply adds that the open space provided must *include* active uses. Websters Third new International Dictionary defines include as :

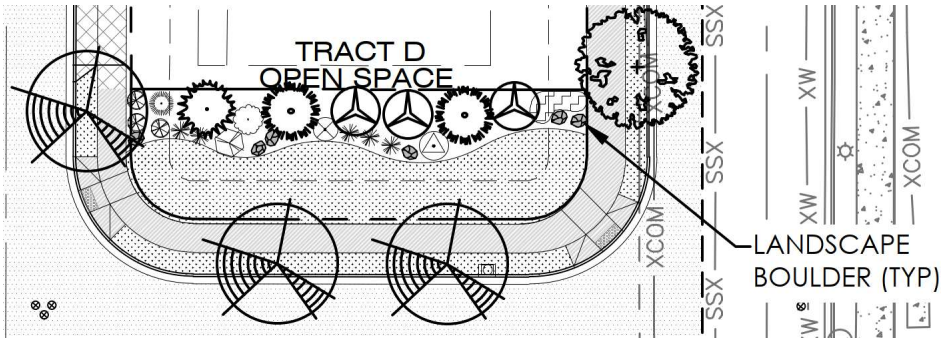
> ***1:*** *to take in or comprise as a part of a whole or group*
> The price of dinner *includes* dessert.
> He doesn't want to be *included* in the project.

By definition, "include" in this instance means to provide the type of specified active uses as a part of a whole or group – it does not mean as all of a whole or group. In effect, Section 16.140.030.A requires a mix of active and passive uses.

Tract C (8,080 sf) is a linear open space extending the width of a block (188 feet), with a depth of 43 feet. As shown on Landscape Plans submitted with the application (Sheet L1.0), Tract C is proposed to be attractively landscaped with a variety of trees, shrubs, and groundcovers, and includes grass areas for picnics and recreational play, along with a meandering walking path, bench seating, and picnic tables. Accordingly, Tract C provides a mix of both active and passive recreational opportunities, and covers 3 of the active uses listed as appropriate in this section (grass areas, walking paths, and other like uses (benches and picnic tables)). Tract C meets the requirements of this section, and will provide an attractive entryway into the community from SW Copper Terrace.



Tract D (2,496 sf) is a smaller, quieter park setting to the north of Tract C, with a width of 95 feet and a depth of 27 feet. As shown on Landscape Plans submitted with the application (Sheet L1.0), Tract D is proposed to be attractively landscaped with a variety of trees, shrubs, and groundcovers, and includes grass areas for picnics and recreational play. Accordingly, Tract C provides a mix of both active and passive recreational opportunities, and includes an active use listed as appropriate in this section (grass areas). Tract D meets the requirements of this section, and will provide an attractive, sunny (south-facing) community amenity.



It is noted that staff have made the following statement as it relates to the provided open space, in deeming the application incomplete.

> The proposed "open space" area fronting SW Copper Terrace, Street A, and SW Oxford Terrace does not meet the code's usable areas description. In addition, embedded within the "open space" requirement (16.140.030.A) that mentions precedents such as "public parks, swimming and wading pools, grass areas for picnics and recreational play…" is the understanding that these areas are to be relaxing and safe. Staff notes that the proposed open space areas front three streets, are significantly less deep than a typical lot, and are designed and landscaped in a way that results in users being closer to those frontages rather than to be buffered from them. Staff recommends locating one large open space area within the development, with one frontage, that provides an area where residents and visitors can safely play and relax. Please consider using Lot 21 to meet this requirement. Lot 21 is located within the development, has a single frontage, and abuts the existing open space from the development to the north, collectively providing a significant safe and usable open space amenity to the development and community.

The three issues primarily raised by staff above are summarized as follows, and addressed below:

1) The proposed "open space" area does not meet the code's usable areas description;
2) The proposed open space areas do not comply with an "embedded" "understanding" that open space be "relaxing and safe"; and
3) A recommendation that Lot 21 be utilized as open space rather than a residential lot.

1) The proposed "open space" area does not meet the code's usable areas description;

As previously described above, each of the open space areas meets the definition of open space in Section 16.10.020 of the SZCDC. Each of the open space areas proposed includes at least one of the types of usable area described in Section 16.140.030.A. Accordingly, the applicant asserts that the proposed open space areas meet all requirements of this section.

2) The proposed open space areas do not comply with an "embedded" "understanding" that open space be "relaxing and safe"; and

Section 16.10.010 SZCDC states that *all words used in this Code, except where specifically defined herein, shall carry their customary meanings,* and *where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used.* To state that "understandings" are "embedded" in the code language is to discard the customary and ordinary accepted meanings of the language, and impose some sort of unwritten, unspoken agreement on an applicant. Such an approach must automatically render a requirement as not clear and objective, and begs the question: What other code sections do staff consider to contain embedded understandings in their application of the Code? What impact does that have on the application of standards which are required by state law to be clear and objective? An embedded understanding is no different to describing the requirement as an "unwritten rule".

As described above, the applicant asserts that each of the open space areas meets the definition of open space in Section 16.10.020 of the SZCDC, as written. Each of the open space areas proposed includes at least one of the types of usable area described in Section 16.140.030.A. The applicant

is not required to address a so-called embedded understanding put forward by staff which is not consistent with application of customary and ordinary accepted meanings of the language.

It is also noted that staff asserts that proximity to the road frontage makes an open space area unsafe. It is noted that Sherwood's Cannery Square is fronted on three sides by an arterial street, a local street, and a railway line, however is not considered unsafe by the City:



3) A recommendation that Lot 21 be utilized as open space rather than a residential lot.

The applicant maintains that the design of open space within the development is attractive, safe, and relaxing. The entire park is visible from the street; is anticipated to have frequent foot and vehicle traffic around it's boundaries, and avoids hidden, unsafe spaces. It is also free of hazards such as ponds or pools. This approach is consistent with The THPRD Parks Functional Plan Chapter 4.1.5.n - Crime Prevention Through Environmental Design (CPTED) (page 89), which states:

> *Visibility Considerations: » Maintain open sight lines throughout a park site in order to promote natural surveillance and a "see and be seen" concept.*

The use of Lot 21 as open space, on the other hand, would create a closed off space with limited visibility, and limited surveillance from side and rear yards of surrounding homes. Such spaces are typically not considered attractive, inviting, or safe. Furthermore, the applicant has demonstrated the proposed open space meets the plain language of the Code. The requirements cited by staff are

part of the “embedded understanding” concept relied on by staff, which naturally inserts value laden judgements to the analysis, ambiguity, and uncertainty.

Open space within the development meets the requirements of the applicable code sections.

B. Enhanced streetscapes such as "boulevard treatments" in excess of the minimum public street requirements may count toward a maximum of 10,000 square feet of the open space requirement.

1. Example: if a 52-foot-wide right-of-way [ROW] is required for a 1,000 foot-long street and a 62-foot wide ROW with 5-foot additional plantings/meandering pathway is provided on each side of the street, the additional 10-foot-wide area x 1,000 linear feet, or 10,000 square feet, counts toward the open space requirement.

RESPONSE: The proposed development does not include any enhanced streetscapes. This criterion does not apply.

C. The open space shall be conveyed in accordance with one of the following methods:

1. By dedication to the City as public open space (if acceptable to the City). Open space proposed for dedication to the City must be acceptable to the City Manager or the Manager's designee with regard to the size, shape, location, improvement, environmental condition, and budgetary and maintenance abilities;

2. By leasing or conveying title (including beneficial ownership) to a corporation, homeowners' association or other legal entity, with the City retaining the development rights to the open space. The terms of such lease or other instrument of conveyance must include provisions (e.g., maintenance, property tax payment, etc.) suitable to the City.

RESPONSE: The proposed open space tracts will be owned and maintained by a homeowners’ association, or other appropriate legal entity in accordance with Subsection C.1. above. This criterion is met.

D. The density of a residential subdivision shall be calculated based on the net buildable site prior to exclusion of open space per this Section.

1. Example: a 40,000 square foot net buildable site would be required to maintain 2,000 square feet (5%) of open space but would calculate density based on 40,000 square feet.

RESPONSE: The density of the residential subdivision was calculated based on the net buildable site area which included the proposed open space tracts, as required. See Open Space Exhibit for areas included in the net buildable area. This criterion is met.

E. If a proposed residential subdivision contains or is adjacent to a site identified as open space or park and recreation area in a Concept Plan or Parks and Recreation Master Plan, or has been identified for acquisition by the Sherwood Parks and Recreation Board, establishment of open space shall occur in the designated areas if the subdivision contains the park site, or immediately adjacent to the parks site if the subdivision is adjacent to it.

RESPONSE: The proposed subdivision does not contain and is not adjacent to a site identified as open space or park and recreation area in a Concept Plan or Parks and Recreation Master Plan. This criterion does not apply.

F. If the proposed residential subdivision does not contain or is not adjacent to a site identified as open space or parks and recreation area in a Concept Plan or Parks and Recreation Master Plan, otherwise identified for acquisition by the Parks and Recreation Board, the applicant may elect to convey off-site park/open space.

RESPONSE: The proposed residential subdivision does not contain and is not adjacent to a site identified as open space or parks and recreation area. The applicant does not elect to convey off-site park/open space. This criterion does not apply.

G. This standard does not apply to a residential partition provided that a development may not use phasing or series partitions to avoid the minimum open space requirement. A partition of land that was part of an approved partition within the previous five (5) years shall be required to provide the minimum five percent (5%) open space in accordance with subsection (A) above.

RESPONSE: The development of the proposed subdivision will not use phasing or series partitions. This criterion does not apply.

H. The value of the open space conveyed under Subsection (A) above may be eligible for Parks System Development Charges (SDCs) credits based on the methodology identified in the most current Parks and Recreation System Development Charges Methodology Report.

RESPONSE: The open space as calculated will be located within open space tracts that will be owned and maintained by the homeowner's association. Therefore, they will not be eligible for Parks System Development Charges as they will not be included in the City Parks and Recreation system.

16.140.040 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.

RESPONSE: The subject property has direct frontage along SW Elwert Road (a designated arterial). As required, a 15-foot landscaped visual corridor easement is shown on the Preliminary Plat and this area shall be planted as specified by the review authority to provide a continuous visual and/or acoustical buffer between SW Elwert Road and the proposed residential lots.

The required visual corridor is measured from the edge of the sidewalk to the proposed fence within the rear yards of lots 10-17, with the majority of the corridor placed in the road right-of-way between the property line and the sidewalk, as is allowed on an arterial street. The proposed fence is located between 1 and 5 feet within the proposed lots, as allowed, leaving a minimum of 15 feet between the rear of the dwellings and the fence.

See Sheet P1.0 for the proposed visual corridor easement and sheet L1.0 of the submitted plan set for plant types, spacing and details.

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 16.140.060, 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: The visual corridor along SW Elwert Road will be planted in accordance with the above Section and Section 16.140.060. The visual corridor will be planted with a mix of trees and shrubs as shown Sheet L1.0 of the submitted plan set.

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: The designated visual corridor will be considered part of the lots with frontage along SW Elwert Road (Lots 10 through 17). Maintenance will be the responsibility of the property owner (or the City once the area is dedicated).

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.

RESPONSE: The required 15-foot visual corridor along SW Elwert Road is located along the rear side of Lots 10 through 17. As allowed, the required visual corridor is measured from the edge of the sidewalk to the proposed fence within the rear yards of lots 10-17. The proposed fence is located between 1 and 5 feet within the proposed lots, as allowed, with easements provided for the visual corridor where it is located on private property. See the Preliminary Plat (Sheet P1.0) for corridor location and easements.

16.140.050 Park Reservation

Within a time period not to exceed three (3) years, the City may purchase open space and park and recreation areas in adopted Concept Plans and the Parks and Recreation Master Plan, which have not been dedicated pursuant to Sections 16.140.030 or 16.134.020. An applicant shall make a request to the City's Parks and Recreation Advisory Board for the purchase of open space and/or park and recreation land. After the request is heard, the City's Parks and Recreation Advisory Board will make a recommendation to City Council. The Sherwood City Council is the final decision-maker.

RESPONSE: The applicant does not intend to submit a park reservation request to the City. This section does not apply.

16.140.060 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 16.140.080 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 16.140.080 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: The proposed street trees have been selected and placed in accordance with the above section. See the Landscaping Plan (Sheet L1.0) for tree locations and details.

B. Removal and Replacement of Street Trees.
C. Homeowner's Association Authorization.
D. Exemption from Replacing Street Trees.
E. Notwithstanding any other provision in this section, the city manager or the manager's designee may authorize the removal of a street tree in an emergency situation…
F. Trees on Private Property Causing Damage.
G. Penalties.

RESPONSE: The subject site does not contain any existing street trees. Therefore, B through G do not apply.

16.140.070 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.

RESPONSE: The existing trees on the subject site are proposed to be removed for site development and grading. This application is subject to a Type III land use review with Type II design modifications. Due to the street layout of the site and the locations of the existing trees, along with density and public facility requirements, it is not feasible to preserve any trees or woodland areas. It is further noted that in accordance with the arborists report submitted with the application (page 2 of 7), of the 335 on-site trees, 265 are Christmas trees planted for commercial agricultural purposes on Tax Lots 400 and 700. Another 26 trees on tax lot 700 are nut and fruit trees which may also have been planted for commercial agricultural purposes. The other 44 on-site trees include a mix of landscape trees and unmaintained natural regeneration.

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.

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.

3. Definitions for the inventory purposes of this Section…

RESPONSE: A tree report was provided by Morgan Holen & Associates dated October 10, 2025, which is included in the submittal packet. This report contains the required information as listed above. The Plan Set also includes a Preliminary Tree Preservation and Removal Plan (Sheet P2.1).

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: A Preliminary Tree Preservation and Removal Plan is provided in the Plan Set (Sheet P2.1). All trees proposed for removal are necessary for the proposed development and satisfy D.2 below.

2. Required Tree Canopy - All Residential Developments subject to Type II—IV land use review. Each net development site shall provide a variety of trees to achieve a minimum total tree canopy of 40 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 canopy for each tree. The expected mature canopy is counted for each tree regardless of an overlap of multiple tree canopies.

The canopy requirement can be achieved by retaining existing trees or planting new trees. Required street 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 needed canopy cover. A certified arborist or other qualified

professional shall provide the estimated tree canopy of the proposed trees to the planning department for review.

RESPONSE: A tree report was provided by Morgan Holen & Associates dated October 10, 2025, Revised February 27, 2026, which is included in the submittal packet. As stated in the report: proposed tree species and locations were determined by the Landscape Architect. Sheet L1.0 lists the mature canopy area for each proposed tree species along with a tree canopy area calculation for the proposed planted trees. The total proposed tree canopy is 102,139 square feet. Therefore, the minimum required tree canopy is satisfied (102,139 / 211,052 = 48%). This criterion is met.

	Residential (single family detached and middle housing developments) subject to Type II-IV review
Canopy Requirement	*40%*
Counted Toward the Canopy Requirement	
Street trees included in canopy requirement	*Yes*
Landscaping requirements included in canopy requirement	*N/A*
Existing trees onsite	*Yes x 2*
Planting new trees onsite	*Yes*

FINAL CONCLUSION

The response findings presented herein demonstrate that the proposed 39-lot subdivision complies with all of the applicable provisions of the MDRL and MDRH zones and the relevant approval criteria of the City of Sherwood Municipal Code.

Public facilities and services exist to adequately serve the proposed development, and all improvements will be constructed to City Standards.

Therefore, the applicant respectfully requests approval of this application.

EXHIBIT A5-f

PIONEER DESIGN GROUP, INC.

CIVIL LAND USE PLANNING SURVEY
P 503.643.8286 F 844.715.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

April 22, 2026

City of Sherwood
Arthur Graves
22560 SW Pine St.
Sherwood, Oregon 97140

RE: Type III – Subdivision
Case File No. LU 2025-012 SUB – Requested Incompleteness Items

Dear Arthur,

This letter serves as a response to the items the city has noted as deficiencies and courtesy comments within the Notice of Incomplete for Pinot Glen (LU 2025-012 SUB) date April 9, 2026. I have provided the city's comments below and included responses as to how each has been resolved.

In accordance with ORS 227.178(4), (4) on the 181st day after first being submitted, the application is void if the applicant has been notified of the missing information as required under subsection (2) of this section and has not submitted:

(a) All of the missing information;

(b) Some of the missing information and written notice that no other information will be provided; or

(c) Written notice that none of the missing information will be provided.

The applicant has responded to provide all of the identified information within this resubmittal. The applicant therefore requests, as it was with our previous resubmittal, that the application be accepted as complete in accordance with ORS 227.178(4)(a).

Section 16.70.040.B of the SZCDC states:

B. Completeness

Within thirty (30) calendar days of the date of initial submission, the City shall determine whether the application is complete and so notify the applicant in writing. The application will not be deemed complete unless the minimum application requirements are met as described on the application form provided by the City. Applicants will receive written notification of any application deficiencies. Information outlined in the letter of incompleteness must be submitted within 180 days of the date of the letter. Alternatively, within 14 days of the date of the letter, the applicant may submit a statement indicating

refusal to submit the required items. If a refusal statement is provided, the application is considered complete on the 31 st day from the date the application was submitted.

In accordance with the above, the applicant believes that at very least, the minimum application requirements are met as described on the application form provided by the City. The applicant would reiterate their request that the application be deemed complete in accordance with ORS 227.178(4)(a).

Should City staff again determine that they will not accept the application as complete under the provisions of ORS 227.178(4)(a), the applicant notes that while we remain in the belief that all required information has been provided, the City is requested to accept the application in accordance with ORS 227.178(4)(b), as no further information is required.

Required Information:

1. *To ensure that the lot size code standard is being met, please provide clarity regarding lot size averaging, per Sherwood Municipal Code (SMC) 16.120.020.E. Resubmitted drawings (i.e. sheet P1.0) are not consistent with the table provided on page 58 of the "Compliance Narrative" document. This clarification is required to ensure that an adjustment or Planned Unit Development is not required.*

RESPONSE: The updated narrative includes the calculations used for the proposed lot size averaging per SMC Section 16.120.020.E.

2. *Please revise submitted narrative to directly address each of the Approval Criteria individually, per SMC 16.120.040. If citing a sheet, detail, spec, etc. specifically cite the page number, sheet number, detail, etc.*

RESPONSE: The narrative has been updated to include responses to each of the relevant approval criteria, including reference to page and sheet numbers per SMC 16.140.040

3. *Please address/show how and where the required minimum five percent (5%) open space is located, per SMC 16.120.040 and 16.140.030. Provide a separate landscape sheet with unique hatch and area callouts to support this. Show calculations to support and confirm that this requirement has been met. This information is needed to ensure that an adjustment or Planned Unit Development is not required.*

   Note: The response sheet labeled P1.0 does not provide the necessary information to determine if this code requirement is met. Please clarify on the plan what is included in the approximately 211,052 sq ft of net buildable area mentioned on page 65 of the "Compliance Narrative" document.

RESPONSE: The applicant has updated calculations within the written narrative, and provided a new exhibit labelled "Open Space Exhibit" to clarify what is included in the net buildable area

4. *Lots 9, 8, and 39 have been altered from the initial submittal and now do not meet the 20' rear setback requirement. The plans may be revised to provide a 20 ft. rear setback, or a Planned Unit Development may be pursued as Class A Variances to subdivisions are not allowed, per 16.84.030.C.*

RESPONSE: As part of the open space reconfiguration, Lots 8, 9, and 39 were adjusted, and the rear yard setback line was not altered. The lots have been adjusted such that a 20 foot rear yard is provided for all lots.

5. *A Type II Design Modification is required for all transportation standards under SMC 16.106 that are not met. This Type II application is in addition to any Engineering Design Modifications required by the Engineering Design Manual. Staff have identified the following standards that are not met based on the initial proposal:*

a. Typical street cross section for a local residential street.
b. Local street connectivity shown in Figure 18 of the Transportation System Plan
c. Block length for SW Derby Terrace / SW Cereghino Lane (exceeds 530 ft.)

The applicant's submitted response to the approval criteria does not include the necessary information explaining why or how the criteria is being met. For example, the applicant's response to 16.106.020.E.4.a. states, "The proposed modifications adhere to the goals of the Sherwood Comprehensive Plan and Transportation System plan as much as possible given the existing site conditions. The requested modifications have been minimized as required." Please provide an explanation of which Sherwood Comprehensive Plan and Transportation System plan goals are being adhered to and why or how they are being met, an explanation of the existing site conditions that are a constraint, and specifically what the code requirement is and what the modification intends to be or provide in return.

Please revise responses to clearly articulate each requested Modification. In each response explain what the standard is and what the proposed Modification request is in comparison. In addition, address each Modification separately regarding the approval criteria (16.106.020.E.4).

RESPONSE: Design Modification requests have been submitted to reduce the typical street cross section for a local residential street, and to locate a local street intersection within 200 feet of the nearest intersection. It is noted that Staff previously identified a modification request based on Figure 16 of the TSP, which has now been modified to Figure 18. Design Modifications are not required for the location of conceptual connections in the TSP, as they are conceptual only and require additional approvals from the City. No Design Exceptions are required for the block length for SW Derby Terrace /

SW Cereghino Lane, as this is an interim condition only. See the applicants written narrative response to Section 16.106.020.E.4.a.

Note: *It is difficult to evaluate any of the requested modifications at this point due to the incomplete responses. The proposed Modifications will be further reviewed for approvability once additional information is provided. As the revised street width standards are a direct result of Council's desire for additional on street parking (see Ordinance 2022-005, Attachment B), staff recommend every attempt be made to meet the current street width standards and/or provide an amenity or design solution that better meets the standards of the requested Modification(s).*

This information is required in order to ensure that a Planned Unit Development is not required.

Issues to be Addressed / Advisory Comments:

- *The proposed "open space" area fronting SW Copper Terrace, Street A, and SW Oxford Terrace does not meet the code's usable areas description. In addition, embedded within the "open space" requirement (16.140.030.A) that mentions precedents such as "public parks, swimming and wading pools, grass areas for picnics and recreational play..." is the understanding that these areas are to be relaxing and safe. Staff notes that the proposed open space areas front three streets, are significantly less deep than a typical lot, and are designed and landscaped in a way that results in users being closer to those frontages rather than to be buffered from them. Staff recommends locating one large open space area within the development, with one frontage, that provides an area where residents and visitors can safely play and relax. Please consider using Lot 21 to meet this requirement. Lot 21 is located within the development, has a single frontage, and abuts the existing open space from the development to the north, collectively providing a significant safe and usable open space amenity to the development and community.*

RESPONSE: The applicant has revised the response to Section 16.140.030.A. in the written narrative to include additional detail responding to this issue.

- To meet the code standard 16.128.020 a multi-use path providing safe and usable connection from SW Elwert Road to SW Derby Terrace will be required. The path will be required to be concrete so that it is consistent with the sidewalk materials on SW Elwert Road to SW Derby Terrace. Please use the "Feeder Trail", Figure 16F in the TSP, for the required width and dimensions, see Attachment C.

16.128.020 - Pedestrian and Bicycle Ways

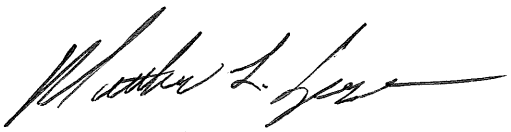
Pedestrian or bicycle ways may be required to connect cul-de-sacs, divide through an unusually long or oddly shaped block, or to otherwise provide adequate circulation.

RESPONSE: The applicant has revised the response to Section 16.128.020 in the written narrative to include additional detail responding to this issue.

As described above, with submittal of the requested information as detailed above, we respectfully request that the application be deemed completed and accepted for review in accordance with ORS 227.178.(2)(a).

Please do not hesitate to contact me if you have any questions.

Sincerely,
Pioneer Design Group, Inc.



Matthew L. Sprague
Principal

Attached:

Cc:

EXHIBIT A5-g

First American Title Insurance Company

1 SW Columbia Street, Ste 1600
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

Order No.: 7000-4261285
April 16, 2025

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:
CANDACE BROWN, Escrow Officer/Closer
Phone: (503)350-5005 - Fax: (866)656-1602- Email:canbrown@firstam.com
First American Title Insurance Company
4350 Galewood St., Ste. 125, Lake Oswego, OR 97035

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:
James J. Welch, Title Officer
Toll Free: (800)929-3651 - Direct: (503)795-7669 - Email: jwelch@firstam.com

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

County Tax Roll Situs Address: 21760 SW Elwert Road, Sherwood, OR 97140

2021 ALTA Owners Standard Coverage	Liability $	1,400,000.00	Premium $	2,025.00	**STR**
2021 ALTA Owners Extended Coverage	Liability $		Premium $		
2021 ALTA Lenders Standard Coverage	Liability $		Premium $		
2021 ALTA Lenders Extended Coverage	Liability $		Premium $		
Endorsement 9.10, 22 & 8.1			Premium $		
Govt Service Charge			Cost $		
City Lien/Service District Search			Cost $		
Other			Cost $		

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of April 09, 2025 at 8:00 a.m., title to the fee simple estate is vested in:

Alan Schendel

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings

by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

A. Survey or alternative acceptable to the company
B. Affidavit regarding possession
C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
   i. Satisfactory evidence that no construction liens will be filed; or
   ii. Adequate security to protect against actual or potential construction liens;
   iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon

6. Water rights, claims or title to water, whether or not shown by the public record.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

8. City liens, if any, of the City of Sherwood.

   Note: There are no liens as of April 09, 2025. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

9. Statutory powers and assessments of Clean Water Services.

10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against Riverside Homes, LLC that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

NOTE: Taxes for the year 2024-2025 PAID IN FULL

Tax Amount:	$5,691.08
Map No.:	2S130CC00600
Property ID:	R548679
Tax Code No.:	088.10

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: Personal Representative's Deed recorded October 08, 2024 as Fee No. 2024 043503, Alan Schendel the duly appointed, qualified and acting personal representative of the estate of Ernest Biller, deceased to Alan Schendel.

NOTE: Washington County Ordinance No. 289, filed in Washington County, Oregon, imposes a tax of $1.00 per $1,000.00 or fraction thereof on the transfer of real property located within Washington County.

Certain conveyances may be exempt from said ordinance, in which case, Washington County will require a correct and timely filing of an Affidavit of Exemption. For all deeds/conveyance documents which are recorded (including situations to meet lender requirements) either the transfer tax must be paid or affidavit acceptable to the County must be filed.

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!

RECORDING INFORMATION

Filing Address: **Washington County**
161 NW Adams Avenue, Suite 103
Hillsboro, OR 97124

Recording Fees: $ **81.00 First Page**
(Comprised of:
$ 5.00 per page
$ 5.00 per document - Public Land Corner Preservation Fund
$ 11.00 per document - OLIS Assessment & Taxation Fee
$ 60.00 per document - Oregon Housing Alliance Fee)
$ **5.00 E-Recording fee per document**
$ **5.00 for each additional page**
$ **5.00 for each additional document title, if applicable**
$ **20.00 Non-Standard Document fee, if applicable**

Exhibit "A"

Real property in the County of Washington, State of Oregon, described as follows:

Part of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon; being further described as follows:

Beginning on the section line, at a point 523.15 feet North of the Southwest corner of said Section 30; thence North 220.0 feet; thence North 89°59' East 400.0 feet; thence South 220.0 feet; thence South 89°59' West 400.0 feet to the Point of Beginning.

Note: this legal description was created prior to January 01, 2008.

First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement erected on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD EXCEPTIONS

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

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST Rev. 07-01-21

First American Title™

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit https://www.firstam.com/privacy-policy/. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit https://www.firstam.com/privacy-policy/.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting https://www.firstam.com/privacy-policy/.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.

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First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in https://www.firstam.com/privacy-policy. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

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First American Title

2S130CC-00600
21760 SW Elwert Rd
Sherwood, OR 97140



Taxlot

Subject Taxlot

4/15/2025

First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions. FIRST AMERICAN, the Eagle logo, and FIRST AMERICAN TITLE INSURANCE COMPANY are trademarks owned by First American Financial Corporation. Information is provided by Home Junction. https://www.homejunction.com/ School information is copyrighted and provided by GreatSchools.org. https://www.greatschools.org

EXHIBIT A5-h

First American Title Insurance Company

1 SW Columbia Street, Ste 1600
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

Order No.: 7000-4261287
April 17, 2025

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:
CANDACE BROWN, Escrow Officer/Closer
Phone: (503)350-5005 - Fax: (866)656-1602- Email:canbrown@firstam.com
First American Title Insurance Company
4350 Galewood St., Ste. 125, Lake Oswego, OR 97035

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:
James J. Welch, Title Officer
Toll Free: (800)929-3651 - Direct: (503)795-7669 - Email: jwelch@firstam.com

Preliminary Title Report

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

County Tax Roll Situs Address: 21710 and 21820 SW Elwert Rd, Sherwood, OR 97140

2021 ALTA Owners Standard Coverage	Liability $	4,000,000.00	Premium $	6,600.00
2021 ALTA Owners Extended Coverage	Liability $		Premium $	
2021 ALTA Lenders Standard Coverage	Liability $		Premium $	
2021 ALTA Lenders Extended Coverage	Liability $		Premium $	
Endorsement 9.10, 22 & 8.1			Premium $	
Govt Service Charge			Cost $	
City Lien/Service District Search			Cost $	
Other			Cost $	

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of April 09, 2025 at 8:00 a.m., title to the fee simple estate is vested in:

Catherine M. Alexander, Trustee of the Catherine M. Alexander Trust and Jennifer L. Hulse, Carol (Richlick) Hutchens, and Ferd W. Alexander, Trustees of The Alexander Family (credit Shelter) Trust, under Agreement Dated April 26, 1990, as amended, each as to an undivided one-half interest as tenants in common

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.

In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:

A. Survey or alternative acceptable to the company
B. Affidavit regarding possession
C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
   i. Satisfactory evidence that no construction liens will be filed; or
   ii. Adequate security to protect against actual or potential construction liens;
   iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon

6. Water rights, claims or title to water, whether or not shown by the public record.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.

8. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land pursuant to O.R.S. 321.358 to 321.372. If the land becomes disqualified for the special assessment under the statute, an addition tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land assessment.

9. City liens, if any, of the City of Sherwood.

   Note: There are no liens as of April 09, 2025. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

10. Statutory powers and assessments of Clean Water Services.

11. Easement, including terms and provisions contained therein:
Recording Information: February 27, 1981 as Fee No. 81006976
In Favor of: Portland General Electric Company
For: Underground Distribution Line

12. Waiver of the right to remonstrate against customary farm and forest practices, including terms and provisions thereof.
Recorded: October 05, 1988 as Fee No. 8844451

Modification and/or amendment by instrument:
Recording Information: December 01, 1988 as Fee No. 8853623

13. A Water Rights Affidavit, including terms and provisions thereof.
Recorded: October 05, 1988 as Fee No. 88 44452

Modification and/or amendment by instrument:
Recording Information: December 01, 1988 as Fee No. 8853623

14. Waiver of the right to remonstrate against the formation of a Local Improvement District to improve Elwert Road, including terms and provisions thereof.
Recorded: October 06, 1988 as Fee No. 8844605

15. A Road Construction and Maintenance Agreement, including terms and provisions thereof.
Recorded: October 14, 1988 as Fee No. 88-46039

Modification and/or amendment by instrument:
Recording Information: December 01, 1988 as Fee No. 88-53623

16. Restrictive Covenant, including terms and provisions thereof.
Recorded: November 04, 1988 as Fee No. 88-49615
(Affects Parcel 2)

17. Restrictive Covenant, including terms and provisions thereof.
Recorded: March 06, 1989 as Fee No. 89-09484
(Affects Parcel 1)

18. Easement, including terms and provisions contained therein:
Recording Information: June 28, 2007 as Fee No. 2007 072123
In Favor of: Sherwood School District No. 88, an Oregon School District
For: Temporary Construction

19. Declaration of Vacation of Easement and Quitclaim Deed, including terms and provisions thereof.
Recorded: October 15, 2013 as Fee No. 2013 090824

20. The Company will require a Certification of Trust from the vestees named herein, providing information about theCatherine M. Alexander Trust and Alexander Family (credit Shelter) Trust, under Agreement Dated April 26, 1990 and confirming the powers of the trustees and the continuing existence of the trust.

21. Unrecorded leases or periodic tenancies, if any.

22. Subject to review and approval by First American Title legal counsel.

- END OF EXCEPTIONS -

NOTE: We find no matters of public record against Riverside Homes LLC that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

NOTE: Taxes for the year 2024-2025 PAID IN FULL

Tax Amount:	$5,049.29
Map No.:	2S130CC00700
Property ID:	R1270537
Tax Code No.:	088.10

(Affects Parcel 1)

NOTE: Taxes for the year 2024-2025 PAID IN FULL

Tax Amount:	$29.07
Map No.:	2S130CC00400
Property ID:	R2000054
Tax Code No.:	088.10

(Affects Parcel 2)

NOTE: This Preliminary Title Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Timber on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

NOTE: Washington County Ordinance No. 289, filed in Washington County, Oregon, imposes a tax of $1.00 per $1,000.00 or fraction thereof on the transfer of real property located within Washington County.

Certain conveyances may be exempt from said ordinance, in which case, Washington County will require a correct and timely filing of an Affidavit of Exemption. For all deeds/conveyance documents which are recorded (including situations to meet lender requirements) either the transfer tax must be paid or affidavit acceptable to the County must be filed.

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!

RECORDING INFORMATION

Filing Address: **Washington County**
161 NW Adams Avenue, Suite 103
Hillsboro, OR 97124

Recording Fees: $ **81.00 First Page**
(Comprised of:
$ 5.00 per page
$ 5.00 per document - Public Land Corner Preservation Fund
$ 11.00 per document - OLIS Assessment & Taxation Fee
$ 60.00 per document - Oregon Housing Alliance Fee)
$ **5.00 E-Recording fee per document**
$ **5.00 for each additional page**
$ **5.00 for each additional document title, if applicable**
$ **20.00 Non-Standard Document fee, if applicable**

Exhibit "A"

Real property in the County of Washington, State of Oregon, described as follows:

Parcel 1:

A portion of the Southwest Quarter of the Southwest Quarter of Section 30, Township 2 South, Range 1 West, W.M., Washington County, Oregon, (being an unnumbered government lot), described in deed to L. J. Pape recorded in Book 69, Page 239, Deed Records of Washington County, Oregon, said portion being more particularly described as follows:

Beginning at a point on the West line of said Section 30, which point bears North 00°01'13" West 423.15 feet from the Washington County monument at the Southwest corner of said Section 30 and running thence North 89°58'47" East 803.00 feet to an iron rod; thence North 00°01'13" West 320.23 feet to an iron rod; thence South 89°57'30" West 403.00 feet to an iron rod on the Northerly prolongation of the East line of that certain tract conveyed to Ernest R. Biller by deed recorded as Document # 78-2035, Deed Records of Washington County, Oregon; thence South 00°01'13" East, along said East line and its Northerly prolongation, 239.93 feet to the Southeast corner of said Biller Tract; thence South 89°57'30" West, along the South line of said Biller Tract, 400.00 feet to a point on the West line of said Section 30; thence South 00°01'13" East, along said West line, 100.00 feet to the Point of Beginning.

Together with and subject to an easement for access and utilities over the following described tract:

Beginning at the Northwest corner of that certain tract conveyed to Ernest R. Biller by deed recorded as Document # 78-2035, said Deed Records, said corner being on the West line of said Section 30, and bearing North 00°01'13" West 743.08 feet from the Southwest corner thereof, and running thence North 89°57'30" East, along the North line of said Biller Tract and the Easterly prolongation thereof, 828.00 feet; thence North 00°01'13" West 40.00 feet; thence South 89°57'30" West 25.00 feet; thence North 00°01'13" West 40.00 feet; thence South 89°57'30" West 40.00 feet; thence South 00°01'13" East 40.00 feet; thence South 09°57'30" West 763.00 feet to a point on the West line of said Section 30; thence South 00°01'13" East, along said West line, 40.00 feet to the Point of Beginning.

Parcel 2:

A portion of the Southwest Quarter of the Southwest Quarter of Section 30, Township 2 South, Range 1 West, W.M., Washington County, Oregon, (being an unnumbered government lot), described in deed to L. J. Pape recorded in Book 69, Page 239, Deed Records of Washington County, Oregon, said portion being more particularly described as follows: beginning at the Northwest corner of that certain tract conveyed to Ernest R. Biller by deed recorded as Document # 78-2035, said deed records, said corner being on the West line of said Section 30, and bearing North 00º 01' 13" West 743.08 feet from the Southwest corner thereof, and running thence North 89º 57' 30" East, along the North line of said Biller Tract, 400.00 feet to the Northeast corner thereof; thence North 00º 01' 13" West 263.24 feet to an iron rod; Thence South 89º 57' 30" West 400.00 feet to a point on the West line of said Section 30; thence South 00º 01' 13" East, along said West line, 263.24 feet to the Point of Beginning.

Together with and subject to an easement for access and utilities over the following described tract:

Beginning at the Northwest corner of that certain tract conveyed to Ernest R. Biller by deed recorded as Document # 78-2035, said Deed Records, said corner being on the West line of said Section 30, and bearing North 00º 01' 13" West 743.08 feet from the Southwest corner thereof, and running thence North 89º 57' 30" East, along the North line of said Biller Tract and the Easterly prolongation thereof, 828.00 feet; thence North 00º 01' 13" West 40.00 feet; thence South 89º 57' 30" West 25.00 feet; thence North 00º 01' 13" West 40.00 feet; thence South 89º 57' 30" West 40.00 feet; thence South 00º 01' 13" East 40.00 feet; thence South 89º 57' 30" West 763.00 feet to a point on the West line of said section 30; thence South 00º 01' 13" East, along said West line, 40.00 feet to the Point of Beginning.

Note: This legal description was created prior to January 1, 2008.

First American Title Insurance Company

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement erected on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

ALTA OWNER'S POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

SCHEDULE OF STANDARD EXCEPTIONS

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

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST Rev. 07-01-21

First American Title™

Privacy Notice

Effective: October 1, 2019

Notice Last Updated: January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit https://www.firstam.com/privacy-policy/. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit https://www.firstam.com/privacy-policy/.

How Do We Collect Your Information? We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Share Your Information? We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Information? The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

How Long Do We Keep Your Information? We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting https://www.firstam.com/privacy-policy/.

International Jurisdictions: Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.

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First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097

Right of Deletion. You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Notice of Sale. We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Notice of Collection. To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in https://www.firstam.com/privacy-policy. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

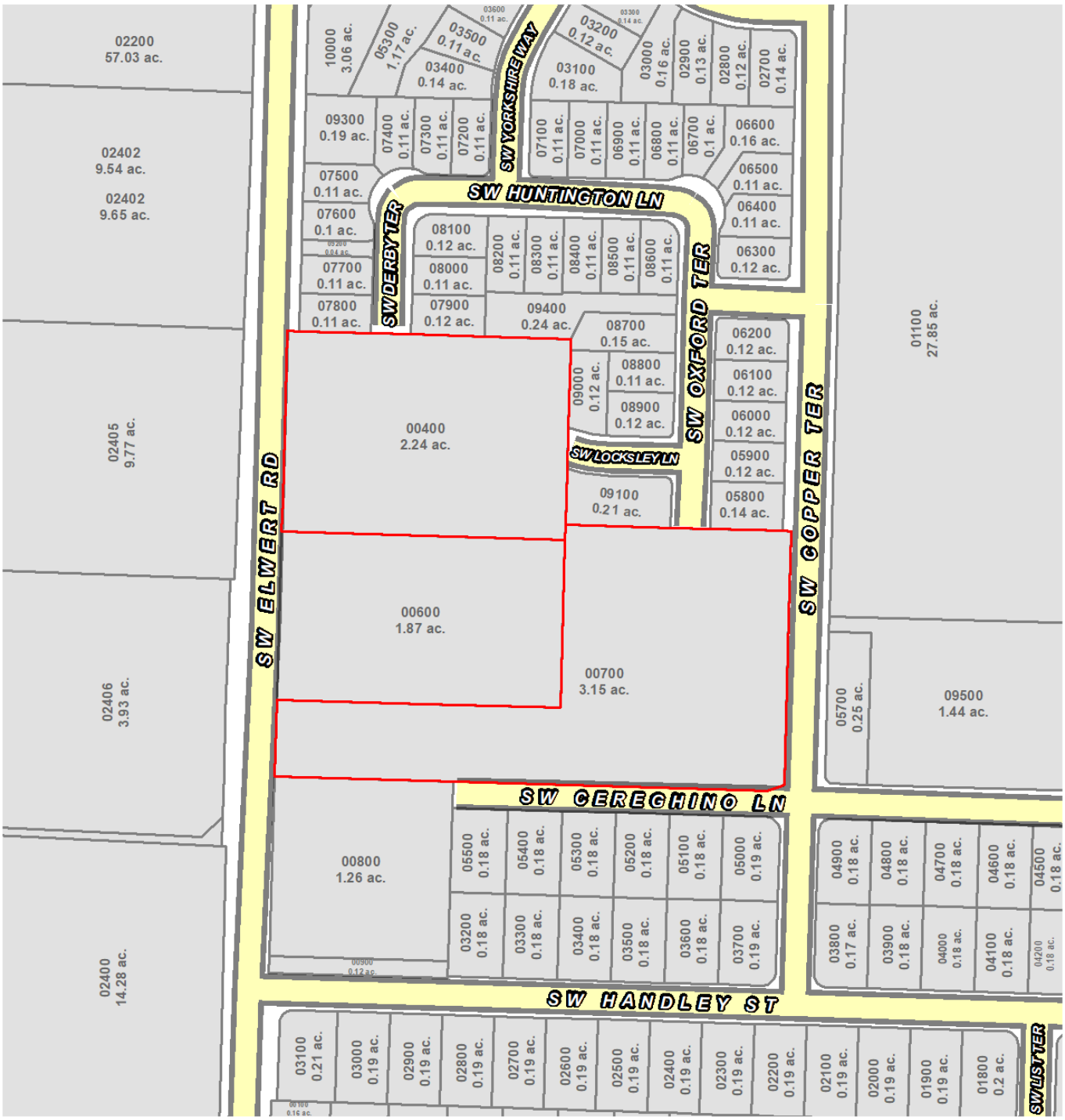
Notice of Sale. We have not sold the personal information of California residents in the past 12 months.

Notice of Disclosure. To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in https://www.firstam.com/privacy-policy.

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First American Title

2S130CC-00700,2S130CC-00400,2S130CC-00700
21820 SW Elwert Rd
Sherwood, OR 97140



Taxlot

Subject Taxlot

4/15/2025

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EXHIBIT A5-i

Pre-Application Conference Notes

PAC 2024-013 [TL(s): 2S130CC/400,600, & 700]
Meeting Date – October 10, 2024
Staff Contact – Hugo Agosto
Hamblin-Agostoh@sherwoodoregon.gov
503-625-4271

Type III – Subdivision (11-50 lots)

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:	Elwert Subdivision
Proposal Description:	A Pre-Application Conference for a proposed 40-lot subdivision. The subject parcel(s) are zoned primarily Medium Density Residential Low (MDRL), with a portion designated as Medium Density Residential High (MDRH), lot's ranging from 5,050-6,514 square feet in size, and located east of SW Elwert Road & west of SW Copper Terrace (Washington County Assessors Map and Tax Lot Number: 2S130CC/400,600, & 700).
Applicant:	Dr. Horton Attn: Kristin Thurston 4350 Galewood Street, Suite 200 Lake Oswego, OR 97035
Owner:	Alexander Catherine M Trust & Alexander Fam Cred. Shelter Trust
Site Address:	21710 & 21820 SW Elwert Road
Tax Lot ID:	2S130CC/400 & 700 Mailing Address: 11401 SW 107th Pl Tigard OR 97223
Owner:	Schendel Alan
Site Address:	21760 SW Elwert Road
Tax Lot ID:	2S130CC/600 Mailing Address: 12599 SW Bridgeview Ct Tigard OR 97223
Land Use Designation:	Medium Density Residential Low (MDRL) & Medium Density Residential High (MDRH).

APPLICATION TYPE, TIMELINE & FEES

Full details on application type, noticing, and public hearing procedures listed under SZCDC § 16.90.030.

Type III– Subdivision (11-50 lots): Process and Timeline
Pursuant to 16.72.010.A.4, the proposal would be processed under a Type III – Subdivision procedure. The Decision Authority is through the Hearings Officer and the Appeal Authority is Planning Commission. Approval is based on the applicable approval criteria.

Timeline

- 30-day completeness review
- 35-45 days for a public hearing after application is deemed complete.
- 2-3 weeks to render a decision after receiving approval from the Hearing Officer
- 14-day appeal period for all land use decisions

Neighborhood Meeting (SZCDC 16.70.020)

- 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.
- Notification of the neighborhood meeting shall be mailed 14 calendar days prior to the meeting date. Affidavits of mailing, sign-in sheets and a summary of the meeting notes must be included with the application when submitted.

Land Use Fees

Fees as of July 1, 2024. Please confirm fees with staff prior to submittal as the fee schedule is revised annually. Engineering plan review, building permit, and SDC fees are separate.

- Subdivision — $7,261.99 Flat fee + add 'l lot fee
- Publication/distribution of Notice Type III — $466.00

APPLICATION SUBMITTAL REQUIREMENTS

The following forms and checklists describe the submittal requirements for each permit and are included in the pre-application packet:

- Land Use Application Form
- Neighborhood Meeting Packet
- Subdivision Plat Checklist
- Final Plat Checklist

Note: Applicants are encouraged to submit one (1) full and reduced size paper copies and one electronic copy for completeness review. The full number of paper copies, equating to three (3) and one (1) 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	X	Chapter 16.104 – GENERAL PROVISIONS	X
Chapter 16.14 – RESIDENTIAL BUILDING DESIGN			
Chapter 16.22 - COMMERCIAL LAND USE DISTRICTS		Chapter 16.106 - TRANSPORTATION FACILITIES	X
Chapter 16.31 - INDUSTRIAL LAND USE DISTRICTS		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)		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	X
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	
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		Chapter 16.128 - LAND DIVISION DESIGN STANDARDS	X
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	X	Chapter 16.144 - WETLAND, HABITAT AND NATURAL AREAS	
Chapter 16.72 - PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS	X	Chapter 16.146 - NOISE	
Chapter 16.76 - APPEALS		Chapter 16.148 - VIBRATIONS	
		Chapter 16.150 - AIR QUALITY	
Division IV. - PLANNING PROCEDURES		Chapter 16.152 - ODORS	
Chapter 16.80 - PLAN AMENDMENTS		Chapter 16.154 - HEAT AND GLARE	
Chapter 16.82 - CONDITIONAL USES		Chapter 16.156 - ENERGY CONSERVATION	
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 16.89 – RESIDENTIAL DESIGN CHECKLIST AND RESIDENTIAL DESIGN REVIEW			
Chapter 16.90 - SITE PLANNING		Chapter 16.166 - LANDMARK DESIGNATION	
Chapter 16.92 - LANDSCAPING		Chapter 16.168 - LANDMARK ALTERATION 16.168.010 - PROCEDURES	
Chapter 16.94 - OFF-STREET PARKING AND LOADING		16.168.020 - ALTERATION STANDARDS	
Chapter 16.96 - ON-SITE CIRCULATION		16.168.030 - VARIANCES TO ALTERATION STANDARDS	
Chapter 16.98 - ON-SITE STORAGE			
Chapter 16.100 - PERMANENT SIGNS			
Chapter 16.102 - TEMPORARY, PORTABLE AND BANNER SIGNS			

STAFF COMMENTS ON APPLICABLE CRITERIA AND GENERAL REQUIREMENTS

Required Land Use Reviews.

- Type III –Subdivision (11-50 lots)

Zoning & Proposed Land Uses

- The proposal includes future use(s) categorized under ***residential***, which are permitted outright in the Medium Density Residential Low (MDRL) & Medium Density Residential High (MDRH) zone district.

16.12.020 – Uses (Residential Land Use Districts) Abbreviated table.

- *The table below identifies the land uses that are permitted outright (P), permitted conditionally (C), and not permitted (N) in the Residential Districts. The specific land use categories are described and defined in Chapter 16.10.*

Uses	MDRL Zone	MDRH Zone
Single-Family Detached Dwellings	*P*	*P*
Duplex	*P*	*P*
Triplex and Quadplex	*P*	*P*
Townhomes	*P*	*P*
Cottage Cluster	*P*	*P*

Multi-Family Dwellings	*N*	*P*

Development Standards (SZCDC 16.12.030)

- The development standards for the Medium Density Residential Low (MDRL) & Medium Density Residential High (MDRH) zone are shown in the table below.

Development Standard by Residential Zone	MDRL	MDRH
Minimum Lot areas:(in square ft.)		
Single Family Detached	5,000	
Duplex	5,000	
Triplex	5,000	
Quadplex	7,000	
Townhome[1]	Average of 1,500 SF per unit	
Multi-Family Dwelling: for the first 2 units	X	8,000
Multi-Family Dwelling: each additional unit after first 2	X	3,200
Minimum Lot width at front property line: (in feet)	25	
Minimum Lot width at front property line: (in feet)—Townhomes only	20	
Minimum Lot width at building line[2]: (in feet)		
Single Family Detached; Duplex; Triplex; Quadplex and Cottage Cluster	50	
Townhome	20	
Multi-Family dwelling	X	60
Minimum Lot Depth	80	

Development Standard by Residential Zone	MDRL	MDRH
Maximum Height (in feet)[3]		
;bull; All other dwelling types	30 feet or 2 stories	35 feet or 2.5 stories
Setbacks (in feet)		
Front yard[5]	14	
Face of garage	20	
Interior side yard[6]		
Single-Family Detached; Duplex; Triplex; Quadplex; Cottage Cluster	5	
Townhome[7]	5	
Multi-Family Dwelling		
18 ft. or less in height	X	5
Between 18—24 ft. in height	X	7
If over 24 ft. in height	X	§ 16.68 Infill
Corner lot street side		
Single-Family Detached; Duplex; Triplex; Quadplex; Townhome	15	
Multi-Family Dwelling	X	20
Rear yard	20	
Footnote: If the lot is an irregular shape see definition for Lot Line, Rear, Section 16.10 Definitions		

[1]For townhomes, interior units may have different lot sizes than exterior or corner units, as long as the average of all lots is not greater than 1,500 square feet.
[2]Minimum lot width at the building line on cul-de-sac lots may be less than that required in this Code if a lesser width is necessary to provide for a minimum rear yard.
[3] Maximum height is the lesser of feet or stories.

[5]Reductions in front yard setbacks for architectural features as described in 16.50.050 are not permitted in the MDRL, MDRH, or HDR zoning districts.
[6]Adjustments and Variances to interior side yard setbacks for all housing types are not allowed.
[7]No side yard setback is required between attached townhomes within the same townhome block. The side yard setbacks in this table refer to the setbacks for the townhomes at each end of the townhome block on the side that is not attached to another townhome within the same townhome block.

General Land Division Standards – Subdivision (SZCDC 16.120)

- Approval of a subdivision occurs through a two-step process: (1) the preliminary plat and (2) the final plat.

Preliminary Plat

- All lots in a subdivision shall abut a public street.
- Lot size may be averaged to allow lots less than the minimum lot size allowed in the underlying zoning district subject to the following regulations:
  - The average lot area for all lots is not less than allowed by the underlying zoning district.
  - No lot created under this provision shall be less than 90 % of the minimum lot size allowed in the underlying zoning district.
  - The maximum lot size cannot be greater than 10 % of the minimum lot size.

- The plat clearly shows the proposed lot numbers, setbacks, dedications and easements.
- A minimum of five percent (5%) open space has been provided per Section 16.140.030 (Parks, Open Spaces and Trees-Single-Family Residential Subdivisions).
- Privately maintained trails for public use shall conform to the public trails standards in the Transportation System Plan (TSP).

No property shall be disposed of, transferred, or sold until required subdivision approvals are obtained.

Final Plat

- Unless otherwise noted below, final subdivision approval includes meeting all conditions from the land use approval, review and approval by County, and the signature of the City's designee on the mylar.
- The final plat must include an affidavit by the surveyor who surveyed the land, represented on the plat to the effect the land was correctly surveyed and marked with proper monuments as provided by ORS Chapter 92.
- The final plat must be consistent with the design (e.g., number and dimensions of lots, easements, tracts, right-of-way) with the approved preliminary plat.

- The applicant has provided copies of all recorded homeowners association Covenants, Conditions and Restrictions (CC&R's); deed restrictions; private easements and agreements (e.g., for access, common areas, parking, etc.); and other recorded documents pertaining to common improvements recorded and referenced on the plat.
- All public improvements required by the preliminary plat have been installed and approved by the City Engineer or appropriate service provider (e.g., road authority).
- All requirements for signature of the mylar shall be completed within two (2) years of approval of the final plat.

Complete Preliminary and Final Plat standards are located under SZCDC Division VII.

Land Division Design Standards (SZCDC 16.128)

- Block length standards shall be in accordance with Section 16.108.040. Generally, blocks shall not exceed five-hundred thirty (530) feet in length, except blocks adjacent to principal arterial, which shall not exceed one thousand eight hundred (1,800) feet. The extension of streets and the formation of blocks shall conform to the Local Street Network map contained in the Transportation System Plan.
- Pedestrian or bicycle ways may be required to connect cul-de-sacs, divide through an unusually long or oddly shaped block, or to otherwise provide adequate circulation.
- Side lot lines shall, as far as practicable, run at right angles to the street upon which the lots face, except that on curved streets side lot lines shall be radial to the curve of the street (SZCDC 16.128.030(D).
- Tree and woodland inventories must be submitted and approved, as per Section 16.142.060. New trees are required to be planted along public streets abutting or within any new development or re-development.
- Double frontage and reversed frontage lots are prohibited except where essential to provide separation of residential development from railroads, traffic arteries, adjacent nonresidential uses, or to overcome specific topographical or orientation problems. A five (5) foot wide or greater easement for planting and screening may be required.
- Complete land division standards are located under SZCDC Division VII.

Parks, Trees, and Open Spaces – Residential Subdivisions (16.140.030)

- A minimum of five percent (5%) of the net buildable site (after exclusion of public right-of-way and environmentally constrained areas) shall be maintained as "open space". Open space must include usable areas such as public parks, swimming and wading pools, grass areas for picnics and recreational play, walking paths, and other like space. Cottage cluster development is subject to the open space requirements of 16.14.40 and not to the requirements of this section. The following may not be used to calculate open space:
    - Required yards or setbacks.
    - Required visual corridors.
    - Required sensitive areas and buffers.

- Any area required to meet a standard found elsewhere in this code.

- Enhanced streetscapes such as "boulevard treatments" in excess of the minimum public street requirements may count toward a maximum of 10,000 square feet of the open space requirement.
- The open space shall be conveyed in accordance with one of the following methods:
  - By dedication to the city as public open space (if acceptable to the city).
  - By leasing or conveying title (including beneficial ownership) to a corporation, homeowners' association, or other legal entity, with the City retaining the development rights to the open space.
- The density of a residential subdivision shall be calculated based on the net buildable site prior to exclusion of open space.
- If the proposed residential subdivision does not contain or is not adjacent to a site identified as open space or parks and recreation area in a Concept Plan or Parks and Recreation Master Plan, otherwise identified for acquisition by the Parks and Recreation Board, the applicant may elect to convey off-site park/open space.
- The value of the open space may be eligible for Parks System Development Charges (SDCs) credits based on the methodology identified in the most current *Parks and Recreation System Development Charges Methodology Report*.

Planners note: Net Buildable Acres, under 16.10.020 – Definitions, is defined under:

"Means an area measuring 43,560 square feet after excluding present and future rights-of-way, environmentally constrained areas, public parks and other public uses. When environmentally sensitive areas also exist on a property and said property is within the Metro urban growth boundary on or before January 1, 2002, these areas may also be removed from the net buildable area provided the sensitive areas are clearly delineated in accordance with this Code and the environmentally sensitive areas are protected via tract or restricted easement."

Visual Corridor (SZCDC 16.140.040)

New development 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

- The subject parcel has direct frontage along Elwert Road (arterial). A 15-foot landscaped visual corridor is required for properties abutting an arterial road.
- 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 16.140.060, 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.
- 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.

Planners note: the applicant is expected to either record a 15-foot easement or dedicate an individual tract along SW Elwert Road.

Parking, Loading, and Maneuvering Areas (SZCDC 16.94)

Off-street parking:

- Residential developments shall have all off-street parking located on the same lot or development as the residential use.
- Off-street parking counts shall not include garages or enclosed buildings with the exception of a parking structure in multi-family dwelling developments where three (3) or more spaces are not individually enclosed. (Example: Underground or multi-level parking structures).
- Pursuant to 16.94.020.B.1, a "parking space" means a stall nine (9) feet in width and twenty (20) feet in length. Language pertaining to the design and layout standards are outlined Parking layout and dimensional standards are listed under SZCDC § 16.94.020(B).
- 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.

Parking Ratio (per 1,000 SF gross leasable area)

Use Residential	Minimum	Maximum Zone B[2]
Accessory Dwelling Unit	None	None
Single-Family detached and manufactured home on lot[3]	1 per dwelling unit	None
Duplex	1 space per dwelling unit (total of 2 per duplex)	None
Triplex		
Lot area less than 3,000 SF	1 space total	None
Lot area equal to or greater than 3,000 SF and less than	2 space total	None

5,000 SF		
Lot area equal to or greater than 5,000 SF	3 space total	None
Quadplex		
Lot area less than 3,000 SF	1 space total	None
Lot area equal to or greater than 3,000 SF and less than 5,000 SF	2 spaces total	None
Lot area equal to or greater than 5,000 SF and less than 7,000 SF	3 spaces total	None
Lot area equal to or greater than 7,000 SF	4 spaces total	None
Townhome	1 space per unit	None

[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.

[3] If the street on which the house has direct access does not permit on-street parking or is less than twenty-eight (28) feet wide, two (2) off-street parking spaces are required per single-family-detached dwelling (includes a manufactured home on an individual lot) if the abutting street is twenty-eight (28) feet or wider, one (1) standard (9 ft. × 20 ft.) parking space is required.

Minimum Residential Vehicle Circulation Standards (SZCDC 16.96.050)

Single-Family Detached with or without an Accessory Dwelling Unit (ADU):

- One (1) driveway improved with hard surface pavement with a minimum width of ten (10) feet and maximum width of 24 ft., not to exceed a grade of 14%. Lots with more than 60 ft. of frontage on a public street are permitted a maximum width of 30 ft. Permeable surfaces and planting strips between driveway ramps are encouraged in order to reduce stormwater runoff.

Duplex:

- One (1) shared driveway improved with hard surface pavement with a minimum width of twenty (20) feet; or two (2) driveways improved with hard surface pavement with a minimum width of ten (10) feet each. Permeable surfaces and planting strips between driveway ramps are encouraged in order to reduce stormwater runoff.

Townhome:

- A maximum of one (1) driveway per unit improved with hard surface pavement with a minimum width of ten (10) feet. See also the provisions of 16.14.020.D.

Townhome:

- A maximum of one (1) driveway per unit improved with hard surface pavement with a minimum width of ten (10) feet. See also the provisions of 16.14.020.D.

Cottage Clusters:

- See the provisions of 16.14.040.C

Multi-Family:

- Improved hard surface driveways are required as follows:

Number of Units	Number of Driveways	One Way Drive Width (Pair)	Two Way Drive Width
5—49	1	15 feet	24 feet
50 or more	2	15 feet	24 feet

Clear Vision and Fence Standards (SZCDC 16.58)

- 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.
- 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.
- Fences, Walls, and Hedges in Residential Zones shall comply with the following standards:

Table 16.58.020 Standards for fences, walls, and hedges in residential zones by location				
Fence Location		Maximum Fence Height	Hedge Location	Hedge Height
Front Yard Setback	Anywhere, up to the property line	Forty-two (42) inches	Anywhere, up to the property line	4 feet
Corner Lot Street-Side/ Side Yard Setback	At least 5 ft. back from the property line	6 feet	Anywhere, up to the property line.	8 feet
	Anywhere, up to the property line	Forty-two (42) inches		

Side Yard Setback	Anywhere, up to the side yard property line	6 feet	Anywhere, up to the property line	8 feet
Rear Yard Setback	Anywhere, up to the rear yard property line	6 feet	Anywhere, up to the property line	8 feet
Public Access Ways/Alleys	At least 3 ft. back from the property line	6 feet	Anywhere, up to the property line	8 feet
	Anywhere, up to the property line	Forty-two (42) inches		

Utilities, Transportation, and Public Improvements

Sanitary Sewer

- There exists public sanitary sewer within SW Derby Terrace, SW Lockley Lane, SW Oxford Terrace, SW Copper Terrace (approx. northern 120' of subject property frontage), SW Cereghino Lane and SW Elwert Road (approx. 110' north of subject property).
- Extension of the sanitary sewer system will be required throughout the development to provide public sanitary sewer service to the proposed parcels.
- Extension of the public sanitary sewer along SW Copper Terrace is not anticipated. However, to meet the to and through standards for utilities, the sanitary sewer would need to be extended approximately 15 feet to serve the property on the east side of SW Copper Terrace across from the subject property. Since constructing 15 feet of sanitary sewer in an existing street is not practical, a payment-in-lieu for this work will likely be required.
- The subject development will likely be required to extend the public sanitary sewer within SW Elwert Road from the existing manhole north of the subject property through to the southern boundary of the subject property. SDC credits may be available in accordance with the City of Sherwood Municipal Code.

Water

- There exists public water main within SW Derby Terrace, SW Lockley Lane, SW Oxford Terrace, SW Copper Terrace (length of subject property frontage), SW Cereghino Lane and SW Elwert Road (north end of subject property).
- Extension of a public water main will be required throughout the development to provide public water service to the proposed parcels.
- Extension of the public water main within SW Elwert Road along the full length of the subject property frontage will likely be required. SDC credits may be available in accordance with the City of Sherwood Municipal Code.

Storm Sewer

- There exists public storm sewer within SW Derby Terrace, SW Lockley Lane, SW Oxford Terrace, SW Copper Terrace (north end of subject property frontage), SW Cereghino Lane and SW Elwert Road (approx. 380' of southern subject property frontage and a north end of subject property).
- Extension of the storm sewer system will be required throughout the development to provide public storm sewer service to the proposed parcels. Extension of the storm sewer within SW Elwert Road to interconnect the 2 systems will likely be required. Extension of the storm sewer within SW Copper Terrace will likely be required as necessary to serve the development street improvements.
- There is an existing regional storm runoff water quality treatment facility north of the subject property that may have capacity to provide storm runoff water quality treatment for the subject development. If this regional facility is to provide storm runoff water quality treatment, then a payment-in-lieu shall be made in accordance with Clean Water Services (CWS) standards.
- The existing regional storm runoff water quality treatment facility does not have a hydromodification component. Therefore, the subject development will be required to construct a regional storm runoff hydromodification facility(ies) in compliance with CWS standards. These could include storm runoff water quality treatment, in which case a storm water quality treatment payment-in-lieu would not be required.
- The storm sewer system within SW Cereghino Lane flows to a different regional storm runoff water quality treatment facility east of the subject property. The subject development will need to investigate if this regional facility has the capacity to provide storm runoff water quality treatment facility for the SW Cereghino Way street widening improvements. If this regional facility is to provide storm runoff water quality treatment, then a payment-in-lieu shall be made in accordance with Clean Water Services (CWS) standards.

Transportation

- The subject property has street frontage along SW Elwert Road (Washington County Arterial), SW Copper Terrace (City Neighborhood) and SW Cereghino Lane (City Local). There are also 3 dead end streets stubbed to the subject property (SW Derby Terrace, SW Lockley Lane and SW Oxford Terrace).
- All interior subdivision streets need to meet the Sherwood local street section which consists of a 36-foot-wide paved street (curb to curb), 5-foot landscaping strips, 6-foot-wide sidewalk and 1-foot-wide buffer area within a 60-foot right-of-way section. Since the adjoining dead-end streets were constructed to a 28-foot-wide paved section, there will need to be transitioning to this new wider street section.
- SW Cereghino Lane will need to be widened to meet the Sherwood local street section which consists of an 18-foot-wide paved street (from centerline), 5-foot landscaping strip, 6-foot-wide sidewalk and 1-foot wide buffer area within a 30-foot half right-of-way section. Due to the existing street section southern half of SW Cereghino Lane being 14

feet of paved surface from center line to curb, there is a potential that only 14 feet of paved surface will be required on the north side of the center line to match (with city engineer approved design exception.

- SW Copper Terrace will need to be widened to meet the Sherwood neighborhood street section which consists of a 18-foot wide paved street (from centerline), 5-foot landscaping strip, 8-foot wide sidewalk and 1-foot wide buffer area within a 32-foot half right-of-way section.
- SW Elwert Road will need to be widened to meet the Washington County/Sherwood arterial street section which consists of (from center of right-of-way) 7-foot wide (half) center turn lane, 12-foot-wide driving lane, 2-foot-wide bike lane buffer, 6-foot wide bike lane, 5-foot wide landscaping strip, 8-foot wide sidewalk within a 45-foot half right-of-way section. SDC/TDT credits may be available in accordance with the City of Sherwood Municipal Code and Washington County TDT Code.
- Street lighting and street trees along all public streets will likely be required.
- Sherwood Transportation System Plan shows that a street interconnection between SW Elwert Road and the proposed subdivision. After discussion between the city and county, it is anticipated that this connection to SW Elwert Road will not be required.
- One of the alternates shows a new street intersection within 200 feet of the SW Copper Terrace/SW Cereghino intersection. Since 200 feet is the minimum distance between intersections and with SW Copper Terrace being a neighborhood street, it is unlikely that this intersection location will be approved.
- Design modification requests may be submitted to propose design elements that are not in compliance with the Sherwood Design and Construction Manual.
- **Sidewalks shall be installed on both sides of a public street and in any special pedestrian way within new development.**

Other Engineering Issues:

- A CWS Service Provider Letter is required.
- A CWS Storm Water Connection Permit Authorization is required.
- A DEQ NPDES 1200-C permit will be required since the amount of disturbed area is over 5 acres.
- An 8-foot wide Public Utility Easement is required along the subject property frontage of all rights-of-way if not already existing or exists with a width of less than 8 feet.
- Arterial status streets are subject to visual corridor requirements meeting Sherwood Municipal Code standards.
- There is an As-Built Request Form on the City of Sherwood website for acquisition of as-built plans.
- There are no existing overhead utilities along any of the subject property street frontages.
- Sherwood Broadband utilities exist along the subject property frontage of SW Copper Terrace but not along the other existing streets that front the subject property. Sherwood Broadband conduits and vaults will likely be required to be installed along the subject property frontage of SW Elwert Road, SW Cereghino Lane and both sides of all

new streets.

AGENCY COMMENTS

City of Sherwood Engineering Comments
Please refer to the engineering comments dated October 4, 2024

City of Sherwood Building Division
Please contact Jared Bradbury, Building Official, with questions at 503-625-4217 or bradburyj@sherwoodoregon.gov

Tualatin Valley Fire & Rescue Comments
Additional comments are provided after submitting project information at the link below. For questions contact Jason Arn at jason.arn@tvfr.com

https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Sherwood-72

Contact Information and Helpful Links

PLANNING DEPARTMENT INFORMATION

Colleen Resch, Planning Technician **Hugo Agosto**, Associate Planner	reschc@sherwoodoregon.gov / 503-625-4223 HamblinAgostoh@sherwoodoregon.gov / 503-625-4271
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 **Craig Christensen,** Civil Engineer P.E. **Jason Waters, City Engineer P.E.**	guedirij@sherwoodoregon.gov / 503-925-2309 christensenc@sherwoodoregon.gov / 503-925-2301 **watersj@sherwoodoregon.gov / 503-925-2304**
Engineering Department Home Page: https://www.sherwoodoregon.gov/engineering	

Permit Process Packet:
https://www.sherwoodoregon.gov/sites/default/files/fileattachments/Engineering/page/337/2016_eppp_update_04-19-16.pdf

System Development Charges (SDC) Information:
https://www.sherwoodoregon.gov/engineering/page/system-development-charges-sdc

BUILDING DEPARTMENT INFORMATION

Kirsten Allan, Lead Building Permit Specialist	allenk@sherwoodoreong.gov / 503-625-4226
Jared Bradbury, Building Official	bradburyj@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

Attachments:

- **Attachment A:** Vicinity Map
- **Attachment B:** Application Materials
- **Attachment C:** Engineering Memorandum dated October 4, 2024
- **Attachment D:** Portland General Electric (PGE) correspondence dated October 9, 2024
- **Attachment E:** Land Use Application Form
- **Attachment F:** Subdivision Plat Checklist
- **Attachment G:** Final Plat Checklist
- **Attachment H:** Neighborhood Meeting Packet
- **Attachment I:** Chapter 16.89 – Residential Design Checklist and Residential Design Review
- **Attachment J:** Chapter 16.14 – Residential Building Design Standards

Attachment B

EXHIBIT A5-j

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

Case No. PAC 2024-013
Fee 400.00
Receipt # 172253
Date 09.25.24
TYPE Pre App

Pre-application Form

Type of Land Use Action(s) Proposed:

- ☐ Annexation
- ☐ Plan Amendment
- ☐ Variance
- ☐ Planned Unit Development
- ☐ Sign Permit
- ☐ Conditional Use
- ☐ Minor Partition
- ☑ Subdivision
- ☐ Site Plan
- ☐ Other: _____

Owner/Applicant Information:

Applicant(s): D.R. Horton Phone: 503-310-7478

Address(s): 4350 Galewood Street Suite 200 Lake Oswego, Oregon 97035

Owner(s): 1.) Catherine M Alexander Trust & Alexander Fam Credit Shelter Trust
2.) Alan Schendel Phone: _____

Address: 1.) 11423 SW 170th Pl Tigard Oregon 97223

2.) 12599 SW BridgeviewCt. Tigard, Oregon 97223

Contact for Additional Information: Kristin Thurston & Karalyn Gee
Kbthurston@drhorton.com & Ksgee@drhorton.com

Property Information:

Street Location: 21710, 21820 & 21760 SW Elwert Rd.
Tax Lot and Map No: 2S1 30CC-00400, 2S1 30CC-00700, & 2S1 30CC-00600
Existing Structures/Use: Residential
Existing Plan/Zone Designation: _____

Proposed Action:

Proposed Use: Residential Single Family Detached Subdivision

Proposed Plan/Zone Designation: MDRL & MDRH

Proposed No. of Phases (one year each): 1 Phase

Standard to be Varied & the amount of the variance Varied (Variance Only):

N/A

D.R. Horton is requesting a Pre-Application Conference with the City staff to obtain feedback regarding planning procedures, development review requirements, vehicle, bike, pedestrian access, utility connections, stormwater management and open space requirements for a proposed Subdivision on map/ tax lots 2S1 30CC-00400, 2S1 30CC-00600, 2S1 30CC-00700.

The 7.26-acre site is located between SW Elwert Rd and SW Copper Terrace, less than ½-mile southwest of Ridges Elementary School and northeast Sherwood High School. SW Elwert is classified as an Arterial and SW Copper Terrace is classified as a Neighborhood Road. The site is slightly sloped with the highest point in the northwest area, sloping southeast and east. The property site is currently residential acreage with 2 residential homes that will be removed, and does not contain any flood plain, hillside or natural resource areas.

D.R. Horton is proposing to subdivide the overall 7.26-acre site zoned Medium Density Residential High (1.28 acres) and Medium Density Residential Low (5.98 acres), to provide 40 single family detached dwellings. The detached dwelling lots are designed to meet or exceed the minimum lot size and dimensions required by the Table in 16.12.030. The overall site provides a density of 5.5 units per acre.

The proposed development is designed to provide the required minimum 5 percent open-space and supporting infrastructure including utilities and streets. Vehicle access to the development is proposed from SW Copper Terrace. Interior streets are designed to support the development and allow connectivity to the northern Daybreak subdivision.

D.R. Horton is requesting information and feedback from City staff on the following issues:

Zoning & Lot Standards

D.R Horton is seeking feedback from the City staff regarding the zoning and lot standards, specifically:

- Clarification on lot averaging will apply in regard to minimum and maximum lot sizes allowed.
- Clarification of how density is calculated, i.e. what is excluded from the net acreage.

Vehicle, Pedestrian, and Bicycle Access

D.R. Horton is seeking feedback on the proposed street network design and information regarding:

- Frontage improvements necessary along SW Elwert Rd, SW Cereghino Ln, and SW Copper Terrace Rd,
- Confirmation that the location of the proposed street connectivity with Day Break Subdivision and SW Copper Terrace is acceptable, including spacing and alignment of entrance at SW Copper Terrace,
- Clarification on conceptual plan Lots 1-9, abutting SW Cereghino Ln, vehicle access and double frontage requirements, if applicable.
- Clarification whether SW Cereghino Ln is a private or public access.
- What is the City's intention for future road access to the south. Will SW Cereghino Ln continue through to SW Elwert Rd? Spacing requirements between Elwert and a new connection to Handley?
- Confirmation for jurisdiction on SW Elwert Rd. Is it City or County?

Sanitary Sewer and Water

D.R. Horton is seeking information from City staff regarding the sanitary sewer and water utilities that will serve the development, specifically:

- Points of connection,
- Necessary improvements to public sanitary sewer to service the development,
- Confirmation that the water pressure is anticipated to meet fire flow requirements.
- What utility improvements are expected in SW Elwert Rd.

Stormwater Management

D.R. Horton submitted a Pre-Screen Site Assessment request to CWS on Tuesday May 21, 2024. CWS responded on May 23rd, 2024 with a Pre-Screen Report stating that there is, potentially, a Sensitive Area on or within 200 ft of the project site. DR Horton will be performing an environmental site assessment to submit for Environmental Review with CWS prior to submitting for Land Use. D.R Horton intends to utilize rain gardens on Elwert Road, connecting to an existing storm system in Elwert Road. The remaining site's stormwater is intended to flow to the north and connect to the existing stormwater drainage system that is installed in Copper Terrace Street. This stormwater drainage system is draining to an existing regional water quality swale downstream.

D.R Horton is seeking information from the City staff regarding Stormwater Management, specifically:

- Is the regional water quality swale downstream sized appropriately to service this project site?
- Has the culvert under SW Elwert Rd that was placed with the Daybreak subdivision ben improved? (add in notes from Atwell)
- Are rain gardens allowed in SW Elwert Rd and local streets, and if so are there details available?
- Is underground detention in open space an acceptable method for stormwater management?

Open Space, Landscape, Buffering and Screening

D.R. Horton would like information regarding open space, buffering and screening requirements for the proposed subdivision, specifically:

- City's input on the proposed open space shown on conceptual site plan,
- Buffering and screening requirements for lots abutting SW Elwert Rd and SW Copper Terrace.
- Buffering and screening requirements on SW Cereghino Ln for double frontage lots.

Process and Procedure

The applicant is seeking recommendations from planning staff on how to approach obtaining land use approval for the proposal. The applicant would also like to confirm the applications necessary, review process, and tentative schedule for obtaining entitlement.

Thank you.

Enclosed:

Conceptual Site Plan
Utility Exhibit for Proposed Connections
Future Development Shadow Plat of Neighboring Parcel
~~Alternative Conceptual Site Plan~~
Vicinity Map



MAP PRODUCER:
D.R. HORTON, INC.

PROPERTY OWNER:
CATHERINE M ALEXANDER TRUST & ALEXANDER FAM CRED SHELTER TRUST

APPLICANT:
D.R. HORTON, INC.

Builder/Developer
D.R. HORTON
4307 Belmont Street, Suite 250
Lake Oswego, OR 97035
503-222-4151

Elwert Subdivision
Preliminary Site Plan

6/3/24



MAP PRODUCER:
D.R. HORTON, INC.

PROPERTY OWNER:
CATHERINE M ALEXANDER TRUST & ALEXANDER FAM CRED SHELTER TRUST

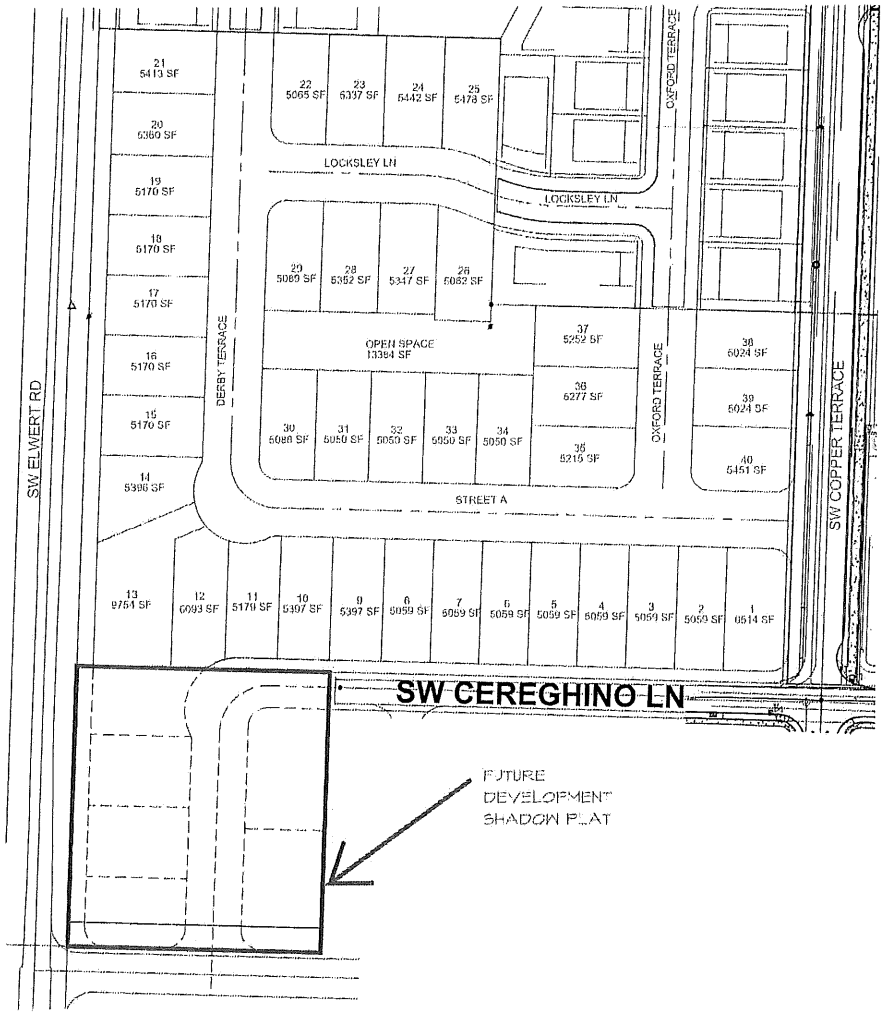
APPLICANT:
D.R. HORTON, INC.

PROJECT SITE

BUILDER/DEVELOPER
D.R. HORTON
400 Rellwood Street, Suite 200
Lake Oswego, OR 97035
503-222-4151

Elwert Subdivision
Alternate Site Layout

6/8/24



ENGINEERING
D.R. HORTON
400 Kirkwood Street, Suite 200
Lake Oswego, OR 97035
503-222-4151

Elwert Subdivision
Future Development Exhibit

6/3/24

STORM
SEWER
WATER

ENGINEER/SURVEYOR
D.R. HORTON
400 Rilea Road, Suite 200
Lake Oswego, OR 97035
503-222-4151

Elwert Subdivision
Utility Connections Exhibit

6/5/24

Engineering Pre-Application Comments

To:	Hugo Agosto, Associate Planner
From:	Craig Christensen, P.E., Engineering Department
Project:	PAC 2024-013 Elwert Road Subdivision
Date:	October 4, 2024

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:

Overview

The subject property consists of 3 parcels of land with two having existing houses with the third being vacant. The subject properties are located north of SW Cereghino Lane between SW Elwert Road and SW Copper Terrace. The subject proposal is to subdivide the parcels.

Sanitary Sewer

There exists public sanitary sewer within SW Derby Terrace, SW Lockley Lane, SW Oxford Terrace, SW Copper Terrace (approx. northern 120' of subject property frontage), SW Cereghino Lane and SW Elwert Road (approx. 110' north of subject property).

Extension of the sanitary sewer system will be required throughout the development to provide public sanitary sewer service to the proposed parcels.

Extension of the public sanitary sewer along SW Copper Terrace is not anticipated. However, to meet the to and through standards for utilities, the sanitary sewer would need to be extended approximately 15 feet to serve the property on the east side of SW Copper Terrace across from the subject property. Since constructing 15 feet of sanitary sewer in an existing street is not practical, a payment-in-lieu for this work will likely be required.

The subject development will likely be required to extend the public sanitary sewer within SW Elwert Road from the existing manhole north of the subject property through

to the southern boundary of the subject property. SDC credits may be available in accordance with the City of Sherwood Municipal Code.

Water
There exists public water main within SW Derby Terrace, SW Lockley Lane, SW Oxford Terrace, SW Copper Terrace (length of subject property frontage), SW Cereghino Lane and SW Elwert Road (north end of subject property).

Extension of a public water main will be required throughout the development to provide public water service to the proposed parcels.

Extension of the public water main within SW Elwert Road along the full length of the subject property frontage will likely be required. SDC credits may be available in accordance with the City of Sherwood Municipal Code.

Storm Sewer
There exists public storm sewer within SW Derby Terrace, SW Lockley Lane, SW Oxford Terrace, SW Copper Terrace (north end of subject property frontage), SW Cereghino Lane and SW Elwert Road (approx. 380' of southern subject property frontage and a north end of subject property).

Extension of the storm sewer system will be required throughout the development to provide public storm sewer service to the proposed parcels. Extension of the storm sewer within SW Elwert Road to interconnect the 2 systems will likely be required. Extension of the storm sewer within SW Copper Terrace will likely be required as necessary to serve the development street improvements.

There is an existing regional storm runoff water quality treatment facility north of the subject property that may have capacity to provide storm runoff water quality treatment for the subject development. If this regional facility is to provide storm runoff water quality treatment, then a payment-in-lieu shall be made in accordance with Clean Water Services (CWS) standards.

The existing regional storm runoff water quality treatment facility does not have a hydromodification component. Therefore, the subject development will be required to construct a regional storm runoff hydromodification facility(ies) in compliance with CWS standards. These could include storm runoff water quality treatment, in which case a storm water quality treatment payment-in-lieu would not be required.

The storm sewer system within SW Cereghino Lane flows to a different regional storm runoff water quality treatment facility east of the subject property. The subject development will need to investigate if this regional facility has the capacity to provide storm runoff water quality treatment facility for the SW Cereghino Way street widening improvements. If this regional facility is to provide storm runoff water quality treatment, then a payment-in-lieu shall be made in accordance with Clean Water Services (CWS) standards.

Transportation

The subject property has street frontage along SW Elwert Road (Washington County Arterial), SW Copper Terrace (City Neighborhood) and SW Cereghino Lane (City Local). There are also 3 dead end streets stubbed to the subject property (SW Derby Terrace, SW Lockley Lane and SW Oxford Terrace).

All interior subdivision streets need to meet the Sherwood local street section which consists of a 36-foot wide paved street (curb to curb), 5-foot landscaping strips, 6-foot wide sidewalk and 1-foot wide buffer area within a 60-foot right-of-way section. Since the adjoining dead end streets were constructed to a 28-foot wide paved section, there will need to be transitioning to this new wider street section.

SW Cereghino Lane will need to be widened to meet the Sherwood local street section which consists of an 18-foot wide paved street (from centerline), 5-foot landscaping strip, 6-foot wide sidewalk and 1-foot wide buffer area within a 30-foot half right-of-way section. Due to the existing street section southern half of SW Cereghino Lane being 14 feet of paved surface from center line to curb, there is a potential that only 14 feet of paved surface will be required on the north side of the center line to match (with city engineer approved design exception. Propose 14' paved, 5'LS, 6'SW, 1' buffer

SW Copper Terrace will need to be widened to meet the Sherwood neighborhood street section which consists of a 18-foot wide paved street (from centerline), 5-foot landscaping strip, 8-foot wide sidewalk and 1-foot wide buffer area within a 32-foot half right-of-way section.

SW Elwert Road will need to be widened to meet the Washington County/Sherwood arterial street section which consists of (from center of right-of-way) 7-foot wide (half) center turn lane, 12-foot wide driving lane, 2-foot wide bike lane buffer, 6-foot wide bike lane, 5-foot wide landscaping strip, 8-foot wide sidewalk within a 45-foot half right-of-way section. SDC/TDT credits may be available in accordance with the City of Sherwood Municipal Code and Washington County TDT Code.

Street lighting and street trees along all public streets will likely be required.

Sherwood Transportation System Plan shows that a street interconnection between SW Elwert Road and the proposed subdivision. After discussion between the city and county, it is anticipated that this connection to SW Elwert Road will not be required.

One of the alternates shows a new street intersection within 200 feet of the SW Copper Terrace/SW Cereghino intersection. Since 200 feet is the minimum distance between

intersections and with SW Copper Terrace being a neighborhood street, it is unlikely that this intersection location will be approved.

Design modification requests may be submitted to propose design elements that are not in compliance with the Sherwood Design and Construction Manual.

Other Engineering Issues:
A CWS Service Provider Letter is required.

A CWS Storm Water Connection Permit Authorization is required.

A DEQ NPDES 1200-C permit will be required since the amount of disturbed area is over 5 acres.

An 8-foot wide Public Utility Easement is required along the subject property frontage of all right-of-way if not already existing or exists with a width of less than 8 feet.

Arterial status streets are subject to visual corridor requirements meeting Sherwood Municipal Code standards.

There is an As-Built Request Form on the City of Sherwood website for acquisition of as-built plans.

There are no existing overhead utilities along any of the subject property street frontages.

Sherwood Broadband utilities exist along the subject property frontage of SW Copper Terrace but not along the other existing streets that front the subject property. Sherwood Broadband conduits and vaults will likely be required to be installed along the subject property frontage of SW Elwert Road, SW Cereghino Lane and both sides of all new streets.

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.

Hugo Hamblin-Agosto

From: Ken Spencer <Kenneth.Spencer@pgn.com>
Sent: Wednesday, October 9, 2024 3:45 PM
To: Hugo Hamblin-Agosto
Subject: PAC 2024-013, tomorrow's meeting

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.

Hello,

I won't make tomorrow's meeting.

Would you please provide these comments to the applicant?

- Access to power for the project will occur via two existing power vaults. One is located at the south end of Derby Terrace while the other is located on the east side of Copper Terrace north of Cereghino Lane. There is sufficient capacity in the area to serve the proposed development.
- The city requires new electrical services be installed underground. Multiple pad-mounted transformers will be required near the new structures, and must be located within 15 feet of a drivable surface. Sidewalks, pedestrian pathways, recreational park areas, and any other surface not able to support a 60,000 lb. line truck do not fulfill the requirement.
- A continuous, 8-foot wide public utility easement (PUE) will be required along the Old Pacific Hwy. frontage for the installation of all PGE primary and secondary cabling. Additional PUE width may be required depending on equipment locations and surrounding conditions. Coordination of all transformer, vault, and box locations, as well as additional PUE area, must occur prior to PGE beginning system design.
- Residential metering must be located within 10-feet (street side) of the front of each house. In the case of townhouse-style common wall structures on individual lots, metering must be placed on the street-facing side of the house. Coordination of all metering locations must occur prior to PGE beginning system design.
- Refer to PGE Electric Service Requirements (ESR) book for information regarding transformer and metering location, as well as working clearance. Link: https://portlandgeneral.com/builders-new-construction/electric-service-requirements
- Submit a Request for New Residential Service at https://portlandgeneral.com/construction/electric-service-for-residential-builders. Download form and submit online @ Service.Coordinators@pgn.com or call Service Coordination @ 503-323-6700.

Thank you.

Ken Spencer, PE
Customer Operations Engineer | 503.970.7200
portlandgeneral.com | Follow us on social @PortlandGeneral
An Oregon kind of energy.

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

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

City of Sherwood
Application for Land Use Action

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

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

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

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

Owner/Applicant Information:

Applicant: _____ Phone: _____
Applicant Address: _____ Email: _____
Owner: _____ Phone: _____
Owner Address: _____ Email: _____
Contact for Additional Information: _____

Property Information:

Street Location: _____
Tax Lot and Map No: _____
Existing Structures/Use: _____
Existing Plan/Zone Designation: _____
Size of Property(ies) _____

Proposed Action:

Purpose and Description of Proposed Action: _____

_____

_____

_____

Proposed Use: _____

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

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

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

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

☐ **Copy of Deed** to verify ownership, easements, etc.

☐ **At least 3 * folded** sets of plans

☐ **At least 3 * sets** of narrative addressing application criteria

☐ **Fee** (along with calculations utilized to determine fee if applicable)

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

☐ **Signed checklist** verifying submittal includes specific materials necessary for the application process

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

APPLICATION MATERIALS REQUIRED FOR

SUBDIVISION PLAT

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

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

Note: The Clean Water Services (CWS) requires a pre-screening to determine if water quality sensitive areas exist on the property. If these sensitive areas exist, a Site Assessment and Service Provider Letter is required prior to submitting for a subdivision or minor land partition or undertaking any development. **This application will not be accepted without a completed Pre-Screening Form and if required a Service Provider Letter.** Please contact CWS at (503) 681-3600.

If the proposal is next to a Washington County roadway, the applicant must submit an Access Report (Traffic Study) to Washington County Department of Land Use and Transportation (503) 846-8761. **This application will not be accepted until an Access Report (Traffic Study) is submitted to Washington County and the Access Report is deemed complete by the County; or written verification from Washington County that an Access Report is not required is provided.**

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

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

II. **BACKGROUND INFORMATION** (all materials collated and folded (not rolled) to create fifteen (15) sets)

*Note that the *final* application must contain fifteen (15) folded sets of the above, however, upon initial submittal of the application and prior to completeness review, the applicant may submit three (3) complete folded sets with the application in lieu of fifteen (15), with the understanding that fifteen (15) complete sets of the application materials will be required before the application is deemed complete and scheduled for review.

☐ **Application Form –** One original and fourteen (14) copies of a completed **City of Sherwood Application for Land Use Action** form. Original signatures from all owners must be on the application form.

☐ **Documentation of Neighborhood Meeting** - Affidavits of mailing, sign-in sheets and a summary of the meeting notes shall be included with the application.

☐ **Tax Map** - Fifteen (15) copies of the latest Tax Map available from the Washington County Assessor's Office showing property within at least 300 feet with scale (1"=100' or 1"= 200') north point, date and legend.

☐ **Mailing Labels –** Two (2) sets of mailing labels for property owners within 1,000 feet of the subject site, including a map of the area showing the properties to receive notice. Mailing labels are available from the Washington County Assessors office or a private title insurance company. . Ownership records shall be based on the most current available information from the Tax Assessor's office. *It is the applicant's responsibility to provide mailing labels that accurately reflect all property owners that reside within 1,000 feet of the subject site.*

☐ **Vicinity Map –** Fifteen (15) copies of a vicinity map. A photocopy of the Thomas Guide is adequate, showing the City limits and the Urban Growth Boundary.

☐ **Narrative –** Fifteen (15) copies and **an electronic copy** of a narrative explaining the proposal in detail and a response to the Required Findings for Subdivision, located in Chapter 16 of the Municipal Code/Zoning & Development, Section 16.120. The Municipal Code/Zoning & Development is available online at www.sherwoodoregon.gov, City Government/Records.

☐ **Electronic Copy –** An electronic copy of the entire application packet. This should include all submittal materials (narrative, vicinity map, mailing labels, site plan, preliminary plat, etc.).

III. REQUIRED PLANS

Submit fifteen (15) sets of the following folded full-size plans and **an electronic copy in PDF format**. Plans must have:

1) The proposed name of the development. If a proposed project name is the same as or similar to other existing projects in the City of Sherwood, the applicant may be required to modify the project name.
2) The name, address and phone of the owner, developer, applicant and plan producer.
3) North arrow,
4) Legend,
5) Date plans were prepared and date of any revisions
6) Scale clearly shown. Other than architectural elevations, all plans must be drawn to an engineer scale.
7) All dimensions clearly shown.

☐ **Existing Conditions Plan** - Existing conditions plan drawn to scale showing: property lines and dimensions, existing structures and other improvements such as streets and utilities, existing vegetation including trees, any floodplains or wetlands and any easements on the property. The existing conditions plan shall also include the slope of the site at 5-foot contour intervals

☐ **Preliminary Development Plans-** Plans must be sufficient for the Hearing Authority to determine compliance with applicable standards. The following information is typically needed for adequate review:

1. The subject parcel(s), its dimensions and area and the buildable area of each lot.

2. The location and dimensions of proposed development, including the following:

Transportation

a. Public and private streets with proposed frontage improvements including curb, gutters, sidewalks, planter strip, street lighting, distances to street centerline, pavement width, right-of-way width, bike lanes and driveway drops.
b. Public and private access easements, width and location.
c. General circulation plan showing location, widths and direction of existing and proposed streets, bicycle and pedestrian ways and transit routes and facilities.
d. Show the location and distance to neighboring driveways and the width and locations of driveways located across the street.
e. The location and size of accesses, sight distance and any fixed objects on collectors or arterial streets.
f. Emergency accesses.

Grading and Erosion Control

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

Utilities

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

Preliminary Stormwater Plan

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

Sensitive Areas

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

Land Use

z. The square footage of each building and a break down of square footage by use. (i.e. retail, office, industrial, residential, etc.).
aa. Net buildable acres. (The land remaining after unbuildable areas are taken out, such as the floodplain and wetland areas.)
bb. Net density calculation for residential use.
cc. Existing trees proposed to remain and trees to be removed and the drip-lines of trees proposed to remain.
dd. Street tree location, size and type. (refer to Ch. 8, Section 8.304.06 of the Community Development Code).
ee. Location, size and height of proposed free-standing signs.
ff. Location, height and type of fencing and walls.
gg. For each lot indicated the building envelope.

☐ **Reduced - Proposed Development Plans –** One (1) reduced copy of the Proposed Development Plans on 8 1/2" by 11" sheets and fifteen (15) reduced 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. .

IV. DOCUMENTS REQUIRED

☐ **Title Report** – Two (2) copies of a current preliminary title report available from a private title insurance company.

☐ **CWS Service Provider Letter** – Four (4) copies of the CWS service provider letter.

☐ **Soils Analysis and/or Geotechnical Report** – Four (4) copies completed by a registered Soils Engineer or Geologist including measures to protect natural hazards. (If required by the City Engineer).

☐ **Traffic Study –** Four (4) copies of a traffic study. (If required by the City Engineer

V. ADDITIONAL DOCUMENTS THAT MAY BE REQUIRED

☐ **Army Corps and DSL wetland applications and/or permits –** Four (4) copies of required Divisions of State Lands and/or Army Corp of Engineers permits and/or permit applications if applicable.

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

☐ **Tree Report –** Two (2) copies of a tree report prepared by an arborist, forester, landscape architect, botanist or other qualified professional. (If trees are on-site).

- ☐ **Natural Resource Assessment –** If required by Clean Water Services (CWS). The CWS Pre-Screening indicates as to whether this report is required or not.

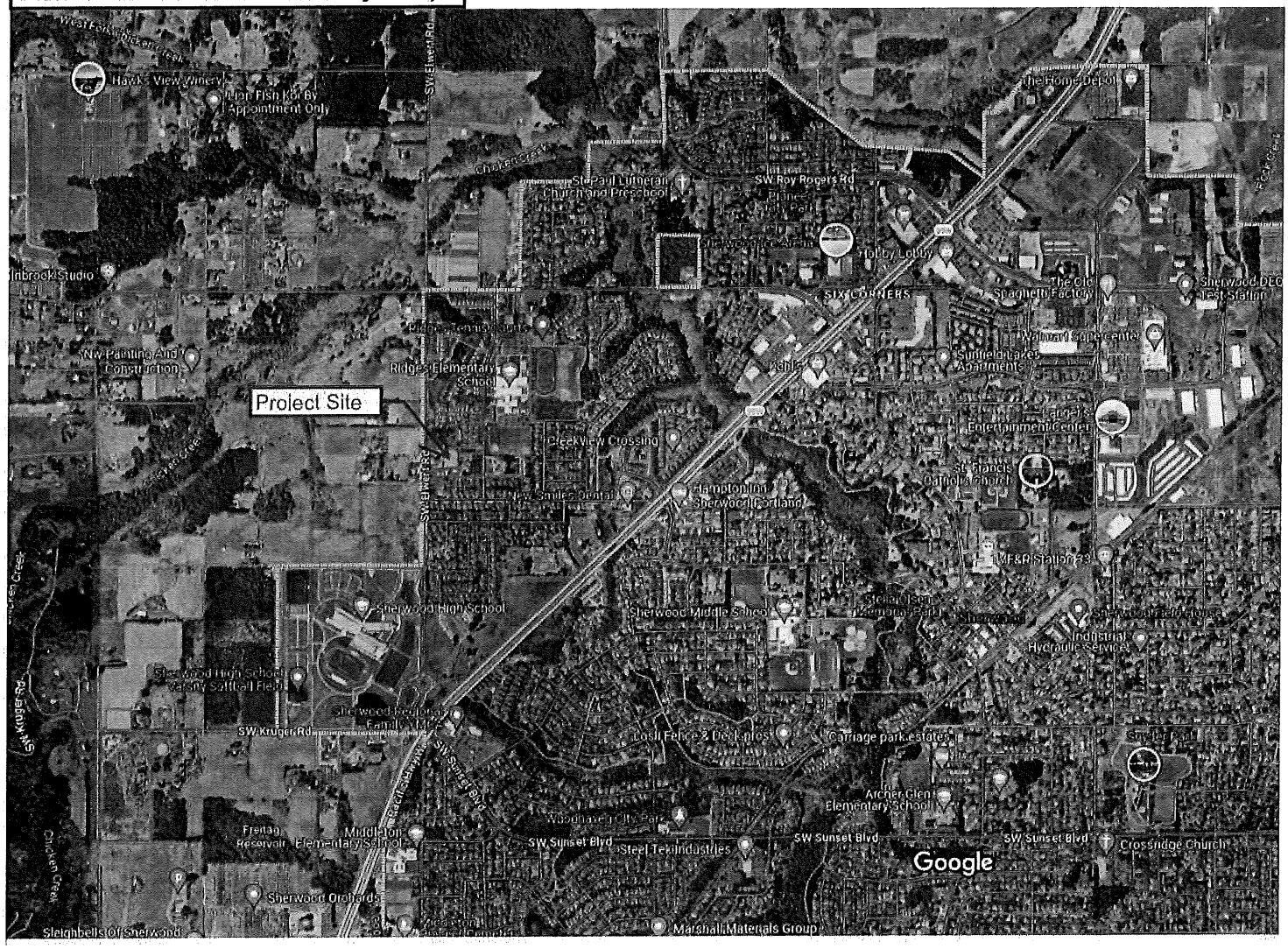
- ☐ **Wetland Delineation Study –** if required by Oregon Division of State Lands (DSL) or the Army Corps of Engineers.

- ☐ **Other Special Studies and/or Reports –** if required by the Planning Director or the City Engineer to address issues identified in the pre-application meeting or during project review.

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

Attachment A

Elwert Suvdivision Vicinity Map



Clean Water Services

EXHIBIT A5-k

August 19, 2025
Expires: August 19, 2027

RIVERSIDE HOMES LLC
15350 SW SEQUOIA PKWY SUITE 320
PORTLAND OR 97229

Re: CWS file 25-001312 (Tax map 2S130CC Tax lot 00400, 00600, 00700)

Clean Water Services has reviewed your proposal for the above referenced activity on your site. Staff has conducted a pre-screen review and requested completion of a Sensitive Areas Certification Form. Following review of submitted materials it appears that Sensitive Areas do not exist on-site or within 200' from your project. In light of this result, 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 concurrence letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

If you have any questions, please feel free to call me at (503) 681-3600.

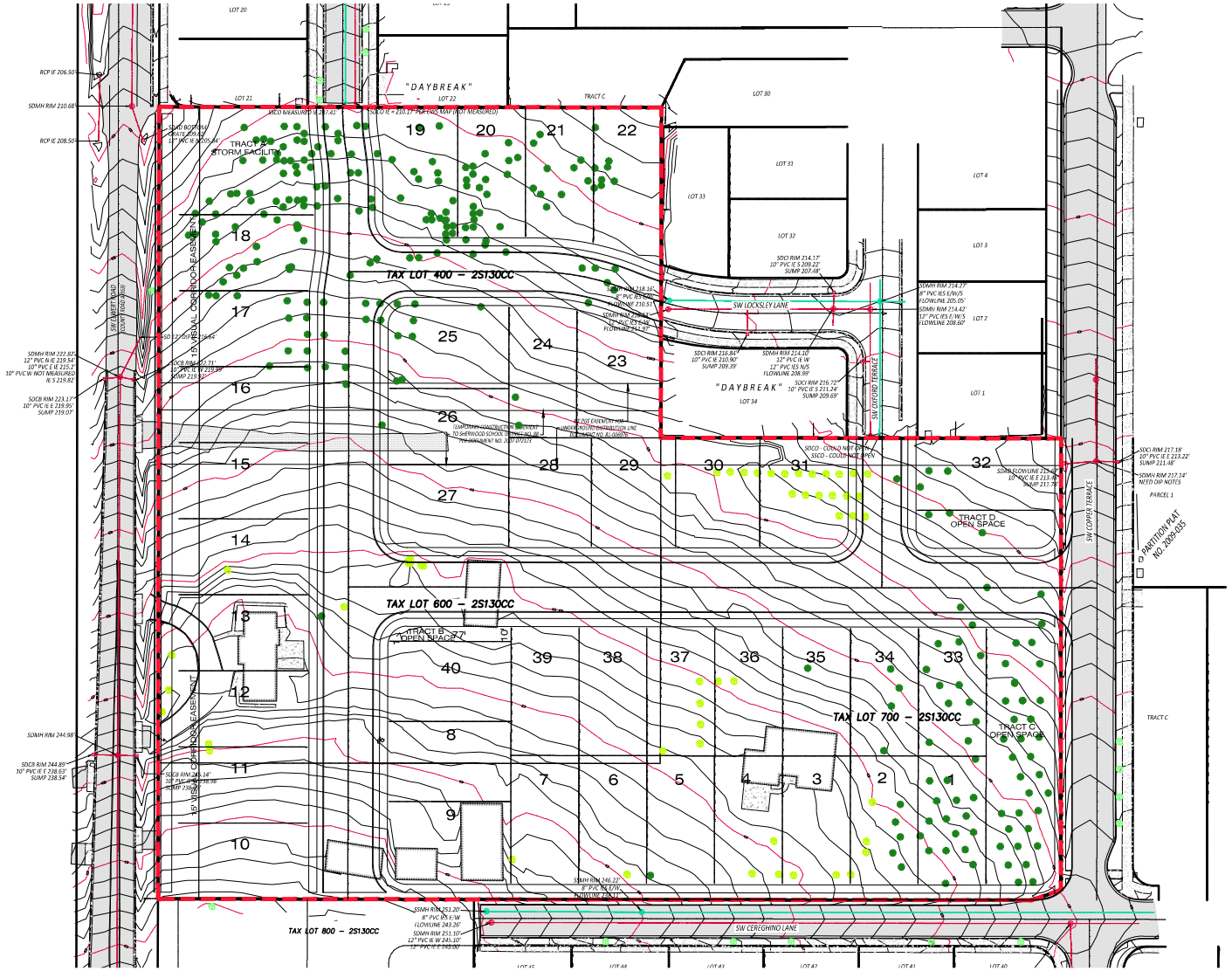
Sincerely,

alex galluzzo

Alex Galluzzo
Environmental Plan Review
Attachments (1)

D:\PROJECTS\ESA\Projects\25001-25100\25022 Riverside Elwert\25022 Figures.dwg, 7/28/2025 6:37:36 AM

CWS FILE NO. 25-001312
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AG Date 08/19/25
SPL ATTACHMENT 1 OF 1



LEGEND

STUDY AREA
7.26± AC

NO RESOURCES ON SITE

Environmental Science & Assessment, LLC

4831 NE Fremont St., Suite 2B
Portland, OR 97213
Phone: 503.478.0424
www.esapdx.com

SITE PLAN

Riverside - Elwert Properties
Sherwood, Oregon

Base Map Source:	Pioneer Design Group, Inc.
Modified By:	PD
Date:	7/28/2025
Rev:	
Proj. #	25022

N

FIGURE 4

1"=80'

0 40 80

EXHIBIT A5-I

Clean Water Services

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 25-002204

1. **Jurisdiction:** Sherwood

2. **Property Information** (example: 1S234AB01400)
   Tax lot ID(s): 1S130CC700; 1S130CC600; 1S130CC400

   ***OR* Site Address:** 21710, 21760 & 21820 SW Elwert Road
   City, State, Zip: Sherwood,OR,97140
   Nearest cross street:

3. **Owner Information**
   Name:
   Company: Alexander Catherine M Trust & Alexander Fam. Cred. Shelter Trust
   Address: 11401 SW 107th Pl
   City, State, Zip: Tigard,OR,97223
   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 41 Lot Subdivision

4. **Applicant Information**
   Name: Victoria K Tomlinson
   Company: Pioneer Design Group
   Address: 9020 SW Washington Square Road, Suite 170
   City, State, Zip: Portland,Oregon,97223
   Phone/fax: 503-643-8286
   Email: vkorynta@pd-grp.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:**

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 Victoria K Tomlinson Print/type title Associate Planner

Signature ONLINE SUBMITTAL Date 8/15/2025

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** 1 **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 alex galluzzo Date 08/15/25

Once complete, email to: **SPLReview@cleanwaterservices.org** • Fax: **(503) 681-4439**

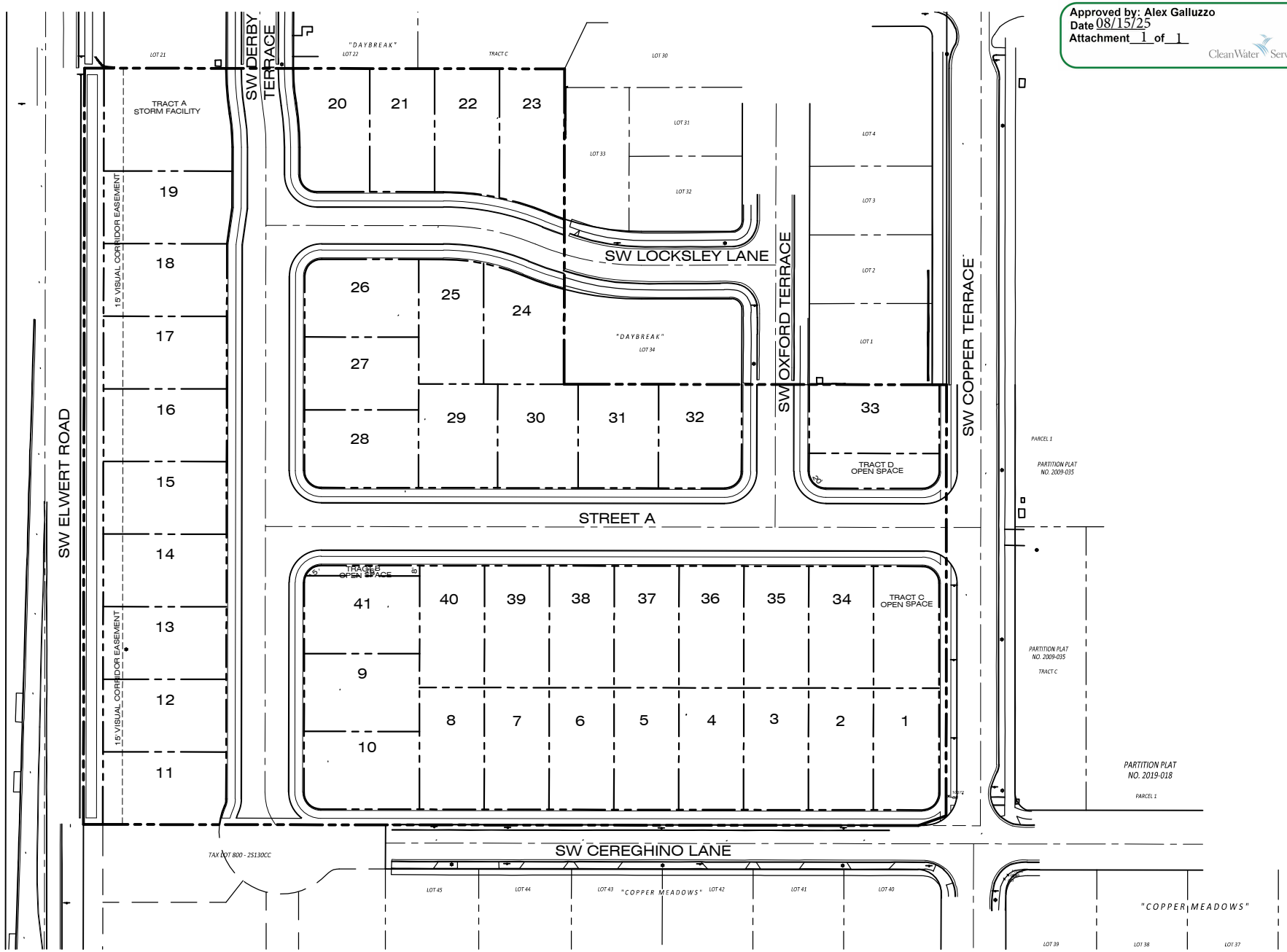
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020

PINOT GLEN SUBDIVISION

Approved by: Alex Galluzzo
Date 08/15/25
Attachment 1 of 1
Clean Water Services

DWN 3.5'



PINOT GLEN SUBDIVISION

A 41 LOT SUBDIVISION OF TAX LOTS 400, 600 & 700 OF TAX MAP 2S133CC
21710, 21820, & 21760 SW ELWERT ROAD, SHERWOOD, OR 97140

EXHIBIT A5-m

FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

Tualatin Valley Fire & Rescue

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: Wayne Hayson
Address: 9020 SW Washington Square Rd, Ste 170
Phone: 503-643-8286
Email: whayson@pd-grp.com
Site Address: 21710, 21760 & 21820 SW Elwert Road
City: Sherwood
Map & Tax Lot #: 2S130CC Lots: 400, 600 & 700
Business Name: Pioneer Design Group
Land Use/Building Jurisdiction: City of Sherwood
Land Use/ Building Permit #

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

41 Lot Subdivison

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 # 2025-0176
Permit Type: SPP-Sherwood
Submittal Date: 9-12-25
Assigned To: DFM Arn
Due Date: NA
Fees Due: Ø
Fees Paid: Ø

Approval/Inspection Conditions

(For Fire Marshal's Office Use Only)

This section is for application approval only

[signature] 0450 — 9-25-25
Fire Marshal or Designee — Date

Conditions: See approved fire service plans.

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

This section used when site inspection is required

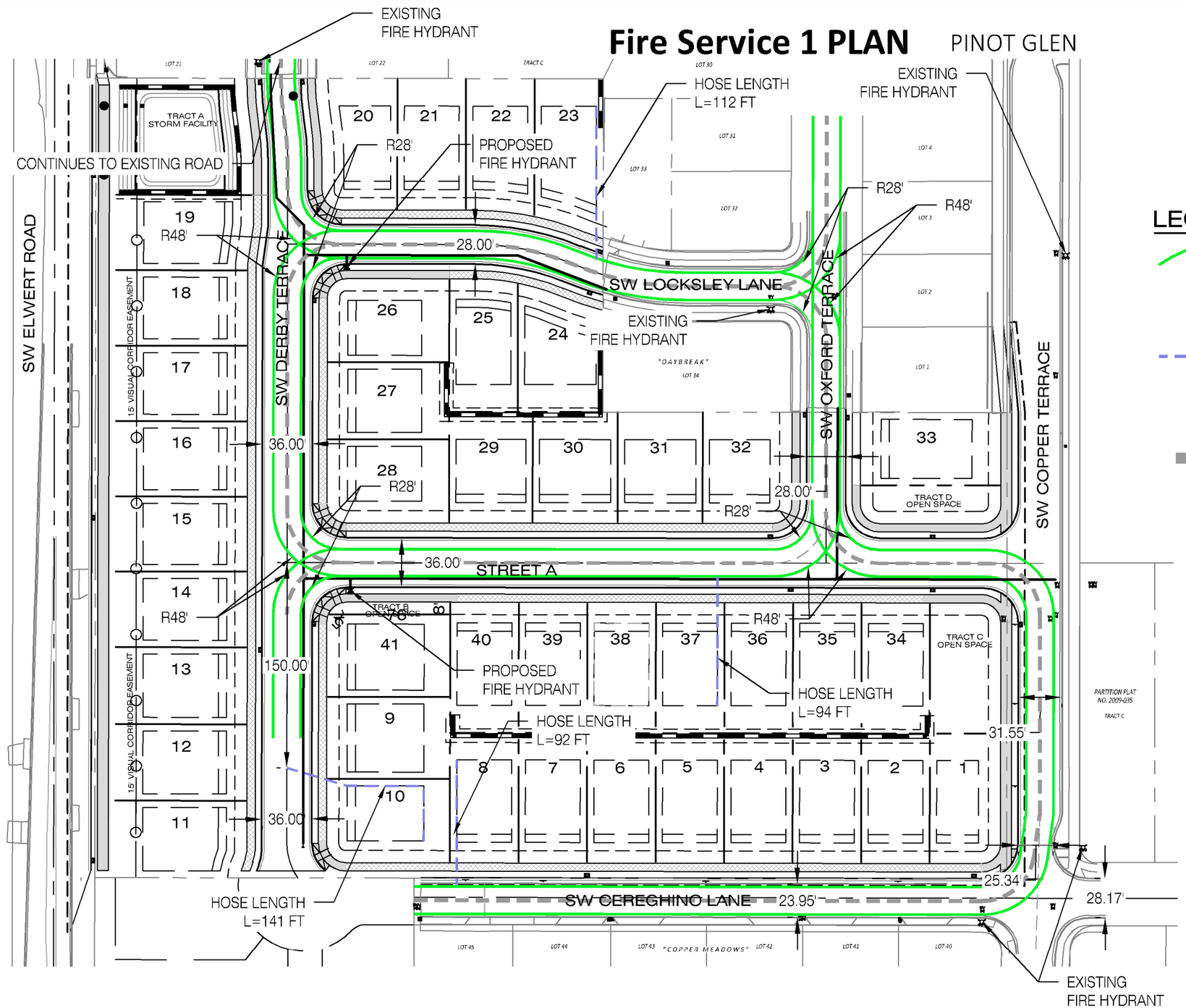
Inspection Comments:

Final TVFR Approval Signature & Emp ID — Date

EXHIBIT A5-n

Fire Service 1 PLAN

PINOT GLEN



TVF&R Tualatin Valley Fire & Rescue

APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Deputy Fire Marshal II

TVF&R Permit# 2025-0176

LEGEND

- R48' / R28' — FIRE VEHICLE TURNING RADIUS
- HOSE LAY
- DESIGNATED FIRE LANE. FIRE LANE SHALL BE DESIGNED TO SUPPORT FIRE APPARATUS WITH 75,000 GVWR WITH WHEEL LOAD OF 12,500 LBS

NOTE: HOME CONSTRUCTION TO BE UNDER THE REQUIREMENT OF THE OREGON RESIDENTIAL SPECIALTY CODE (ORSC).

THE FIRE FLOW DEMAND PER HOUR PER APPENDIX B OF THE OREGON FIRE CODE IS 1,000 GPM FOR 1 HOUR.

SCALE
80 0 40 80
1 INCH = 80 FEET

PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
PH: 503.643.8286 | PH: 808.753.2376
WWW.PD-GRP.COM

Designed by	VAK	Date 09/2025
Drawn by	VAK	Date 09/2025
Reviewed by	WTH	Date 09/2025
Project No.	131-035	REF.
Horiz. Scale:	1"=60'	
Vert. Scale:	A	

131-035_FS1 PLAN.DWG

Project
PINOT GLEN

No.
131-035

Type
PLANNING

Sheet
1 of 1

EXHIBIT A5-o

Affidavit of Mailing

DATE: 8-14-25

STATE OF OREGON)
)
Washington County)

I, Victoria Tomlinson, representative for the Pinot Glen 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 8/13/25.

Victoria Tomlinson
Representatives Name: Victoria Tomlinson
Name of the Organization: Pioneer Design Group

EXHIBIT A5-p

NEIGHBORHOOD MEETING SIGN IN SHEET

Proposed Project: Pinot Glen

Proposed Project Location: 21710, 21760 & 21820 SW Elwert Rd.

Project Contact: Wayne Hayson

Meeting Location: 21907 SW Sherwood Blvd

Meeting Date: 8/27/25

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Connie Hagerman						X
Gwen Werger						X
Steve Reynolds		Steven.Reynolds222@Gmail.com		X		
Pam Hagerman						X
Conrad Thomasen	18183 S.W. Handley, Sherwood		X	X		X
Anne Raschko			X	X		
David Raschko			X	X		

Continued sign-in sheet for proposed project: _____ **Date:** _____

Name	Address	E-Mail	Please identify yourself (check all that apply)			
			Resident	Property owner	Business owner	Other
Kelly Johnson						
Kalli & Trevor Nelson						
MICHAEL CHRISTIE	CORNELIUS LN		✓	✓		
David Timmer			✓	✓		
Kofi Cobbina			✓	✓		
Barbara Bennink	21625 SW Elwert Rd		✓			

EXHIBIT A5-q

City of Sherwood Neighborhood Meeting
Meeting Notes
Proposed 41-Lot Subdivision Pinot Glen
Tax Lots 400, 600 & 700 of Tax Map 2S1 33CC, Sherwood Oregon
August 27, 2025 @ 6:00 PM
Meeting Location: Marjorie Stewart Community Center
21907 SW Sherwood Blvd, Sherwood OR 97140

Wayne Hayson and Victoria Tomlinson from Pioneer Design Group hosted the meeting in the large classroom of the Marjorie Stewart Community Center. The exhibits presented during the meeting are attached with these notes. One email was received before 4 PM that day, and was responded to directly by the Applicant (Niki Munson).

Wayne began the meeting at 6:00 PM, starting with introductions and a reminder to sign in on the attendance roster. He also noted that Victoria would be taking notes. He then outlined the agenda for the meeting which would include an overview of the land use process for the City of Sherwood, information regarding the zoning of the site, an aerial overview of the site location, site plan details and lastly, time for the attendees to ask questions at the end of the meeting.

Next Wayne described the Land Use process for the proposed subdivision which is a Type II Land Use Application. He listed the steps in the process which starts with a Pre-application meeting with the City of Sherwood where the City is able to provide comments and feedback on the proposed project. The next step is the Neighborhood Meeting where the neighborhood is able able to ask questions and make suggestions. Pioneer Design Group plans to submit the application to the City within the next few weeks. Once submitted, the City has 30 days to deem the application complete or not. If the application is incomplete the City will provide a list of necessary information or documents for completeness. If the application is deemed complete the City will start their review of the application and has 120 days to issue a decision. As part of the review, the City will send public notice to the neighborhood. This notice will provide the neighborhood with the opportunity to provide written comments to the City, these comments will be entered into the official record with the City. Wayne encouraged the attendees to participate in this comment period if they have any concerns about the project.

After the comment period, the City will issue a decision and staff report. The result of the decision will be Approved, Approved with Conditions or Denied. This decision will also be notified to the neighborhood residents within the same radius as the neighborhood meeting notices. The decision initiates the start of the appeal period. If the decision is appealed, the decision will either go to a hearing officer or the planning commission. Wayne explained that to

complete the entire process, if would likely take 90-140 days from the night of the neighborhood meeting to the end of the Land Use process

Next, Wayne showed the zoning plan/exhibit. Wayne explained that the site is within the Medium Density Residential High and Medium Density Residential Low zoning areas. He also explained that the pink area to the east is within an Institutional zone and that the brown area is the lower density zoning area.

Showing the Aerial Image, Wayne described the area that the site is located in. He showed that there are multiple existing stub streets that abut the site that the applicant is required to connect to and that it is also required for the proposed design to provide access to adjacent properties for circulation. He also mentioned that SW Elwert Road is next to the site, however the proposed subdivision is not allowed to access that road.

Showing the proposed Site Plan, Wayne described the proposed 41 lot subdivision. He stated that the proposed design was for standard detached Residential Homes and that the proposed lots where required to meet the minimum lot size requirement of 5,000 square feet which is based on the zoning of the site. He also showed that the proposed lots would be similar in size to those within the development located North of the site. Wayne also explained that not all of the lots exceed the minimum lot area requirement based on the City policy that the lot size requirement may be applied to the average size of all the proposed lots instead of the individual lot sizes. As such, the lots range in size from 4,700 square feet to 5,300 square feet. The maximum lot size allowed is 5,500 square feet and the proposed Open Space Tracts were used to adhere to this standard. Wayne then showed the proposed setbacks, which adhere to the City standards and do not require any adjustments. He pointed out the visual corridor along SW Elwert Road which will provide a buffer between the proposed development and the road. Wayne also showed the location of the proposed stormwater facility and described the Clean Water Services methods and requirement for the design.

Wayne explained that after the Land Use Application is approved, then Pioneer Design Group will submit Engineering Plans for formal review by the City and other important jurisdictions such as Clean Water Services. This process typically takes about a year which would result in this project beginning in 2026. However, it is more likely that initial grading for this project will begin around May of 2027.

Moving onto the question portion of the meeting, Wayne called on individuals who raised their hand. The questions and responses are included below.

Has a traffic study been done?

VERBAL RESPONSE: No. The City does not require a traffic study for this size of development. However, it will be reviewed by the City Transportation Engineer.

Has the Fire Department reviewed the proposed design? Specifically the dead end streets?

VERBAL RESPONSE: The Fire Department has not yet reviewed the proposed street layout. However, the dead end streets should be within the Fire Department requirements as long as the fire engine can drive 150 feet from the intersection and reach the proposed homes with 150 feet of hose. If this requirement cannot be met, sprinklers may be required in some of the homes. The proposed design does add homes to SW Cereghino Lane which may require sprinklers in the homes at the end of the dead end of the street as an interim measure until a through street connection is made.

Will utilities be continued to the end of the proposed roads?

VERBAL RESPONSE: Yes. All of the necessary utilities (water, sewer, electricity etc.) will be extended to the end of the proposed roads.

How many stories tall will the homes be?

VERBAL RESPONSE: They will likely be 2 story homes. All of the homes will also meet the City Height limit of 35 feet.

How large will the gap between the homes be? Will this project meet the needs of the aging community by building single level homes?

VERBAL RESPONSE: Based on the proposed setbacks, there is a 5 foot side setback for interior lots with a larger setback for homes that are adjacent to the street. It is difficult to build a single level home on the smaller lot size based on the City zoning lot size requirements. However, Riverside has considered designs in which the master bedroom is on the main floor which would allow for older residents to occupy these 2 story homes.

Why are the lots not larger? The previous development proposal from a few years ago had larger lots closer to 7,000 square feet in size.

VERBAL RESPONSE: We are not allowed to design smaller lots based on the City zoning development code. Additionally, the Urban Growth Boundary requires that each City provide a specific number of housing units. Much of the Zoning and Land Development Code has changed in the last few years which is why a previous proposal for the site may have been allowed to have smaller lots.

Would the City require you to construct the cul-de-sac at the end of SW Cereghino Lane?

VERBAL RESPONSE: No, the City would not be able to require the cul-de-sac as it is located outside of the subject site on a 3rd party site.

Does the plan include widening SW Cereghino Lane?

VERBAL RESPONSE: Yes, SW Cereghino Lane was built as a private street but became a public street, and will be improved as part of the proposed development. As such, the road will be widened to meet the current City standards. All the proposed streets are designed to meet the dimensions of the existing street that abut the site.

What is the Green Space Requirement for the Proposed Subdivision?

VERBAL RESPONSE: The required Open Space is 5% of the proposed development area per the City standards for lot averaging. The proposed open spaces are shown on the Site Plan. The locations of these spaces are not finalized and may change before the final plan.

Will the property be fenced?

VERBAL RESPONSE: Most likely the property boundary will be fenced and the applicant will work with the adjacent properties to retain existing fences. The fencing of the individual lots will be determined by the homeowners

What is the property with the dotted outline?

VERBAL RESPONSE: It is the proposed stormwater facility. All of the storm runoff from the site will be diverted the stormwater facility which will be planted according to CWS standards. This facility will be owned and maintained by the homeowners association.

Where will the additional width for SW Cereghino come from?

VERBAL RESPONSE: The additional road width will come from the subject lot, not from the lots outside subject lots. The lots outside of the subject site may be impacted by ½ street improvements of the road if needed beyond centerline.

Do the proposed roads include sidewalks?

VERBAL RESPONSE: Yes. All of the proposed and existing roads will have sidewalks on both sides of the street.

Will parking be allowed on both sides of the proposed roads?

VERBAL RESPONSE: Yes, where the street width allows. Streets that are 36-38 feet wide will have parking on both sides. The extensions of existing streets have to match the existing road width which may limit parking to one side of the street, as is the case with SW Cereghino Lane.

Will the proposed homes have driveways and garages?

VERBAL RESPONSE: Yes, each of the proposed homes will have a minimum of 2 off-street parking spaces provided by a garage and driveway.

What will the parking availability be on the extension of SW Derby Terrace?

VERBAL RESPONSE: The extension of SW Derby Terrace will have parking on both sides of the street to the south of the intersection of SW Derby Terrace and SW Locksley Lane where the road widens to meet current City standards.

Is the Home Owners Association required by the City of Sherwood Government?

VERBAL RESPONSE: The City requires that the ownership and maintenance of open spaces be determined as part of the development process. At the moment, a home owners association is the favored way to provide shared ownership to an open space that is shared by all of the lots in the development.

What are the next steps and expected timeline for construction?

VERBAL RESPONSE: The Land Use application will likely be submitted within the month. Then the City will start their completeness review which may take up to 30 days. If accepted, the City will begin their review process and send public notices to the neighborhood which would occur around 90 days from now.

What is the construction timeline- how long will it take them to construct the homes?

VERBAL RESPONSE: Possibly 1-3 months for site development. It depends on the current market conditions. Riverside Homes would be able to provide a more accurate estimate. Contact information for Riverside Homes can be provided upon request.

Will all of the roads and utilities be constructed prior to the construction of the homes?

VERBAL RESPONSE: No, however all of the roads and utilities will need to be finished prior to building occupancy. The proposed roads will not be completely finished prior to home construction due to the wear caused by construction vehicles during the home construction.

How many home designs will there be?

VERBAL RESPONSE: We do not know how many designs there will be yet as they have not yet been designed. The Riverside Homes website shows designs that may be similar. Their website will also list other projects and neighborhoods that they have designed.

What is the average area (square footage) of the proposed homes?

VERBAL RESPONSE: Most likely 2,500-3,000 square feet.

Wayne thanked everyone for participating in the neighborhood meeting and noted that he will be available via email for any additional questions or concerns. He closed the meeting at 7:15.

EXHIBIT A5-r

EXPERIENCED • INNOVATIVE • COMMITTED

PIONEER DESIGN GROUP

Preliminary Storm Drainage Report

Pinot Glen

Sherwood, Oregon



Applicant:
Riverside Homes
15350 SW Sequoia Parkway,
Suite 320
Portland, Oregon 97223
503.645.0986

Engineer:
Pioneer Design Group, Inc.
9020 SW Washington Sq. Rd.
Suite 170
Portland, Oregon 97223
503.643.8286

REGISTERED PROFESSIONAL ENGINEER
99471PE
PRELIMINARY
OREGON
MAR. 08. 2022
WILLIAM J. DOSTER

VALID THROUGH 12-31-27

Date: March 2, 2026
Prepared by: William Doster, P.E.
PDG Job No. 131-035

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APPENDIX 'A' – CWS HYDROMODIFICATION MAP
APPENDIX 'B' – INTELISOLVE CALCULATIONS & POND REPORT
APPENDIX 'C' – DOWNSTREAM ANALYSIS – SW ELWERT ROAD

1.0 INTRODUCTION

This report represents the **preliminary** storm drainage and stormwater analysis for the Pinot Glen Development project. The basis of this report is to comply with City of Sherwood, Washington County, Clean Water Services (CWS), and the State of Oregon's regulations and engineering standards as well as the latest edition of the Oregon Plumbing Specialty Code (OSPC). Compiled in this report are the design criteria for the site, the hydrologic methodology, and the **preliminary** drainage analysis.

2.0 SITE DESCRIPTION AND LOCATION

The proposed development is a 39-lot subdivision with associated streets, sidewalks, and utilities. The property is identified as Tax Lot 400, 600 and 700 of Tax Map 2S130CC and is approximately 7.26 acres. The site is currently addressed as 21710, 21820, and 21760 SW Elwert Rd Sherwood, Oregon 97140 and is located between SW Elwert Rd and SW Copper Terrace. The property is zoned MDRL and MDRH residential by the city of Sherwood land use ordinance.

3.0 EXISTING CONDITIONS

The project site contains 6 existing buildings with 3 existing driveways. All existing structures on site will be removed with the project. The rest of the site consists of grass with various evergreen and deciduous trees. All existing vegetation will be removed to accommodate the proposed development.

The site has existing subdivisions to the south and north (Copper Meadows and Daybreak). The site abuts SW Cereghino Lane to the South and SW Derby Terrace, SW Locksley Lane, and SW Oxford Terrace to the North.

Existing storm, sanitary, and water systems are present on all abutting streets. The existing storm main in SW Derby Terrace, SW Locksley Lane, SW Oxford Terrace, and SW Copper Terrace (north of the project site) drains to a regional swale, which provides water quality treatment but not detention. The existing storm main in SW Elwert Road drains through an existing cartridge manhole which provides water quality treatment but not detention.

3.1 Site Topography

The site generally slopes from the south to north side of the site. The high point of the site is at the southwest corner of the property at an approximate elevation of 255.0 feet, with a relative low point at the northwest corner of the property at an approximate elevation of 211.0 feet. Existing grades range between 4% and 22% with an average slope of 5% to 10%. Stormwater from the site generally sheds northwest to SW Elwert Rd and northeast to SW Copper Terrace.

3.2 Soil Type

The soil types found on the site are Aloha silt loam (1), Cornelius and Kilton silt loams (11B&C), Woodburn silt loam (45A), and Huberly silt loam (2225A) with corresponding hydrologic soil group (HSG) 'C', as shown on the attached Natural Resources Conservation Service (NRCS) soil survey for Washington County.

Table 3.2 – Hydrologic Soil Group Ratings

NRCS Map Unit Symbol	NRCS Map Unit Name	Hydrologic Soil Group Rating
1	Aloha silt loam	C/D
11B	Cornelius and Kinton silt loams, 7 to 12 percent slopes	C
11C	Cornelius and Kinton silt loams, 7 to 12 percent slopes	C
45A	Woodurn silt loam, 0 to 3 percent slopes	C
2225A	Huberly silt loam, 0 to 3 percent slopes	C/D

As recommended by the Natural Resources Conservation Service (NRCS), soils with dual hydrologic groups ('C/D') will be assumed to be type 'C' for drained areas and type 'D' for undrained areas. There is positive drainage throughout the site, and positive drainage to the street in the developed condition, so soils with dual hydrologic groups (C/D) will be assumed to be type 'C' for both existing and developed conditions.

3.3 Runoff Curve Numbers

Predeveloped and developed pervious areas will use a Runoff Curve Number (RCN) of 74 corresponding to "Open Space" cover type (HSG designation 'C') in good condition. A runoff curve number of 98 will be used for existing and developed impervious areas (refer to the *SCS Runoff Curve Numbers* Exhibit).

Table 3.3 – Runoff Curve Numbers

Land Description	Existing RCN	Proposed RCN
Open Space, Good Condition	74	74
Impervious	98	98

4.0 PROPOSED IMPROVEMENTS

New impervious surfaces will be constructed as a result of the public street improvements and internal streets, along with the eventual homes and sidewalks. Public utilities will be extended throughout the site to service the proposed lots. The east side of SW Elwert Rd, the north side of SW Cereghino Lane, and west side of SW Copper Terrace will receive public street improvements.

There will be a storm water facility located in Tract 'A' that will treat runoff from the site providing both water quality and quantity control in conjunction with the appropriate hydromodification approach.

4.1 Hydrology / Hydraulic Methodology

Using the Santa Barbara Urban Hydrograph (SBUH) method based on a Type 1A rainfall distribution, the site has been analyzed to determine the proposed peak runoff rates for the 2, 5, 10, and 25-year 24-hour storm event. The SBUH method uses runoff curve numbers in conjunction with the property's hydrologic soil group to model the site's permeability. Stormwater analysis and facility design is provided using "Hydraflow Hydrographs" modeling software by Intelisolve.

A predeveloped time of concentration of 25.89 minutes and a developed time of concentration of 13.3 minutes were calculated using the methodology outlined in the TR-55 technical manual *(refer to the Time of Concentration Calculations and Exhibits)*.

Rainfall depths for all storm events used in the calculations and design of the proposed storm drainage system are found in the latest edition of Clean Water Services' *Design and Construction Standard's for Sanitary and Storm Water Management* (R&O 19-22) and as shown below.

Table 4.1 – 24-Hour Rainfall Depths (CWS)

Recurrence Interval, years	2	5	10	25	100
24-Hour Depths, Inches	2.50	3.10	3.45	3.90	4.50

4.2 Water Quality

As required by Clean Water Services, runoff will be treated from any new impervious surfaces created as a result of the proposed development. The water quality facilities will follow CWS's standards and shall be designed to treat storm water generated by 0.36 inches of precipitation falling in 4 hours with an average storm return period of 96 hours. The water quality facilities, in conjunction with the sumped catch basins, will remove a minimum of 65% of the Total Phosphorous (TP) from the storm water runoff.

Water quality will be met through a combination of pretreatment, sumped water quality manholes, and a vegetated detention pond/extended dry basin. The proposed extended dry basin complies with the requirements by providing the water quality volume outlined by Clean Water Services *"Design and Construction Standard's for Sanitary and Storm Water Management,"* Sections 4.04 and 4.08 and shown below:

$$\text{Water Quality Volume (cu. ft.)} = \frac{0.36 \text{ (in.)} \times \text{Area (sq. ft.)}}{12 \text{ (in./ft.)}}$$

The required water quality volume and a corresponding orifice diameter are detailed in the *Water Quality Calculations* spreadsheet. A water quality manhole upstream of the facility will provide pretreatment for the stormwater removing trash, sediment, and debris from the runoff.

Any proposed impervious surfaces that are not collected and conveyed to the pond, unless shown on the Collected Impervious Exhibit, will drain to one of the existing storm mains and be conveyed to an existing treatment facility (either the cartridge manhole or the regional swale). A small portion of the frontage along SW Elwert Road, downstream of the existing cartridge manhole and too low in elevation to be conveyed to the pond, will go untreated. Fee-in-lieu is requested for this area.

4.3 Water Quantity / Hydromodification

The stormwater discharge location has been evaluated using Clean Water Service's Hydromodification Map. The receiving reach is identified as a creek, with a **Moderate** mapped Risk Level (refer to *Appendix A – CWS Hydromodification Map*). The project will construct more than 80,000 sq. ft. of impervious surfaces and, therefore, falls under the **Large Project Size** Category and is located within an **Expansion Area**.

With the Moderate Risk Level, Large Project Size Category, and Expansion Area, the project is classified as a **Category 3 Hydromodification Approach**. To meet hydromodification requirements, peak flow matching is being provided as well as management of 30% (minimum) runoff of the impervious area using any LIDA per CWS Section 4.08.6. in Table 4-3, sized in accordance with CWS Section 4.08.4b and designed as described in CWS Section 4.09.

The stormwater facility is designed to attenuate the post-development peak runoff for the 2, 5, and 10-year storm events to the respective ½ of the 2, 5, and 10-year predeveloped peak flows for the site.

A flow control manhole with an orifice and an overflow weir will attenuate the post-developed peak runoff as required above and as shown below. The facility has been designed to overdetain to compensate for any uncollected impervious areas. In the current design, the vast majority of proposed uncollected impervious areas are offset by

existing impervious areas which are being collected and conveyed to the pond. Even still, the analysis is set up to account for these uncollected areas and therefore the table below outlines the post-developed undetained flows so that additional detention can be provided. See the Collected Impervious Calculations and Exhibit for more information.

Table 4.3 – Detention Pond Outflows				
Storm Event (yr)	**Pre-Developed (cfs)**	**Post-Developed Detained (cfs)**	**Post-Developed Undetained (cfs)**	**Combined Outflow (cfs)**
2	0.57	0.27	0.01	0.28
5	1.10	0.69	0.01	0.70
10	1.46	0.96	0.01	0.97
25	1.96	1.41	0.02	1.43

4.4 Conveyance

Runoff from the site will be conveyed to the proposed stormwater facility via sumped catch basins, manholes and underground storm drain lines. Treated stormwater will be discharged from the stormwater facility to the existing storm system in SW Elwert Rd.

Per the requirements of CWS, the drainage system has been designed to convey the 25-year storm event using a Manning's 'n' value of 0.013 without surcharging the proposed underground pipe network (refer to the *Conveyance Calculations*). Using a Manning's 'n' value of 0.013, a 15" pipe at 0.0070 ft./ft. has sufficient capacity to convey the entire shed area.

5.0 DOWNSTREAM ANALYSIS

In the existing condition, stormwater from the site sheds to the adjacent streets and enters their storm mains through existing inlets. The flows are shared between SW Elwert Road, SW Derby Terrace, SW Locksley Lane, SW Oxford Terrace, and SW Copper Terrace. In the developed condition, all stormwater from the site will be collected and routed to the proposed stormwater facility for treatment and then discharged to the SW Elwert Road piped storm system. Because the flows are being redirected from their existing condition, a downstream analysis (capacity analysis) has been prepared.

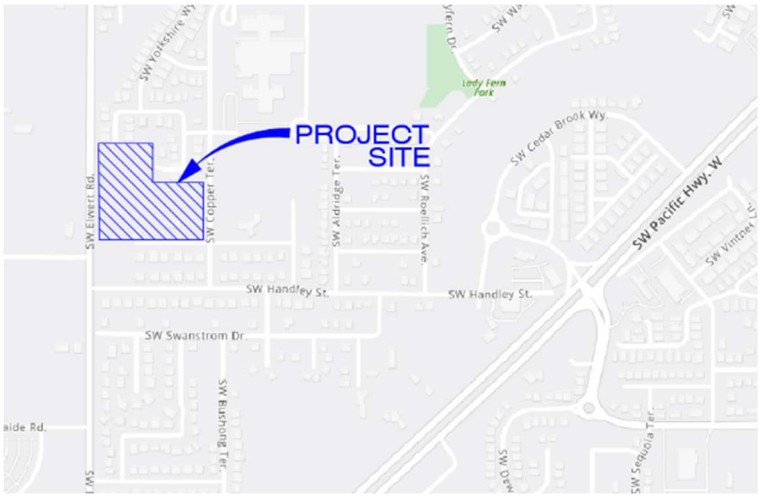
A downstream capacity analysis has been performed in Appendix C for the storm system in SW Elwert Road. The existing storm system in SW Elwert Road currently begins at the intersection of SW Swanstrom Drive and SW Elwert Road and ends at the outfall to Chicken Creek. This capacity analysis begins at the connection to the SW Elwert Road storm main and extends to the point where the system outfalls to Chicken Creek and where the additional flow constitutes less than 5% of the total tributary drainage flow. This location is approximately 305 feet north and downstream of the northwest property

corner of the project, where an additional 28.5 acres of runoff enters the existing 12" mainline outfall. Two mainline pipes are proposed to be upsized to adequately convey the additional flows. The remaining ¼ mile downstream has been walked by the project engineer and no signs of flooding or erosion are visible.

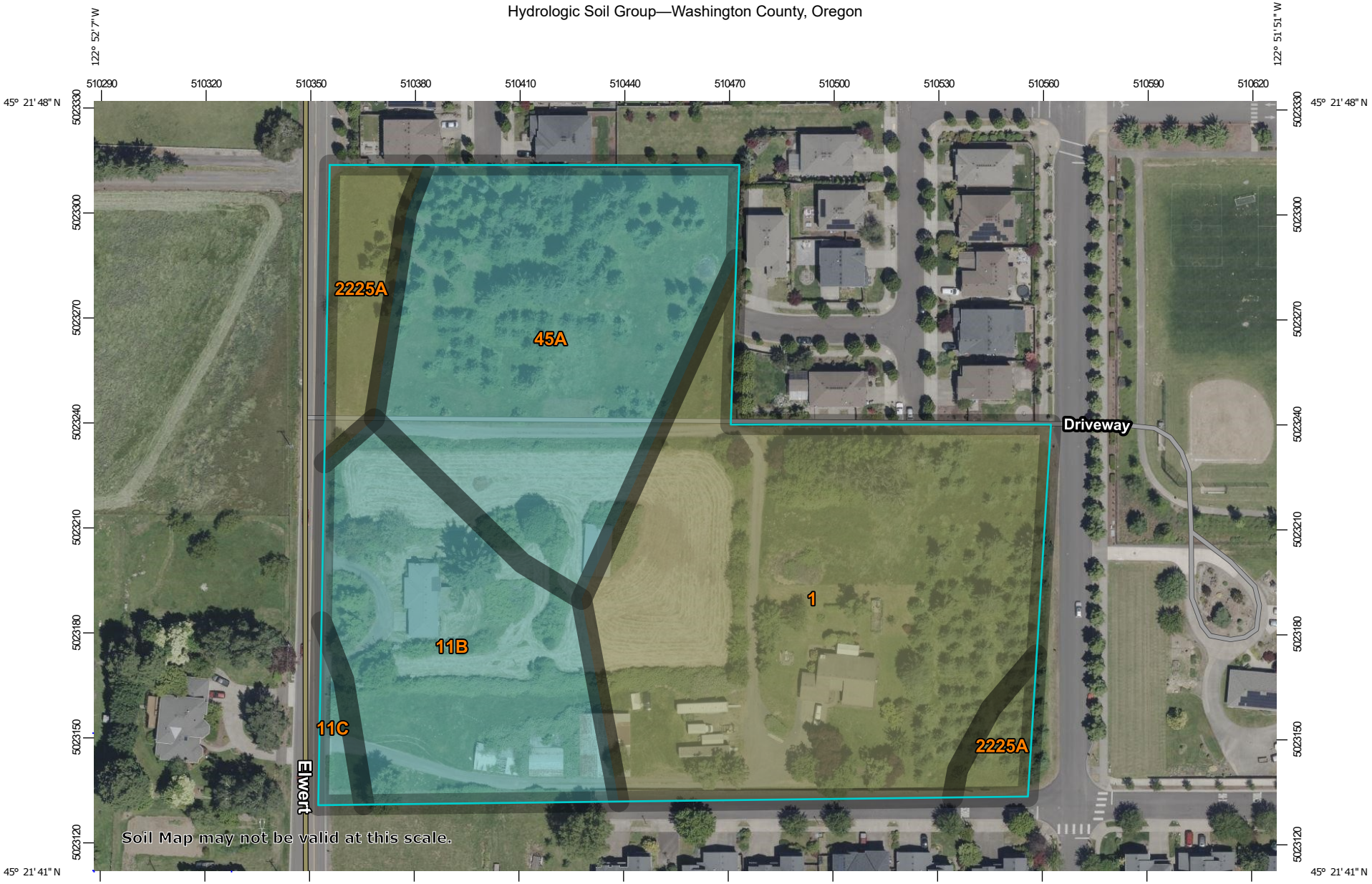
6.0 CONCLUSION

Based on supporting stormwater calculations and attached analysis, it is the opinion of Pioneer Design Group that the development of Pinot Glen project will not adversely affect the existing downstream drainage system nor adjacent property owners. Water quality treatment and quantity control has been provided for the development meeting current hydromodification standards. Therefore, all the requirements associated with the City of Sherwood and Clean Water Services' design and construction standards have been met for this project.

7.0 VICINITY MAP



ENGINEERING CALCULATIONS & SPREADSHEETS



Map Scale: 1:1,550 if printed on A landscape (11" x 8.5") 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 Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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 24, Aug 28, 2024

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

Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Aloha silt loam	C/D	3.3	42.5%
11B	Cornelius and Kinton silt loams, 2 to 7 percent slopes	C	1.6	20.6%
11C	Cornelius and Kinton silt loams, 7 to 12 percent slopes	C	0.1	1.3%
45A	Woodburn silt loam, 0 to 3 percent slopes	C	2.2	28.9%
2225A	Huberly silt loam, 0 to 3 percent slopes	C/D	0.5	6.6%
Totals for Area of Interest			**7.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

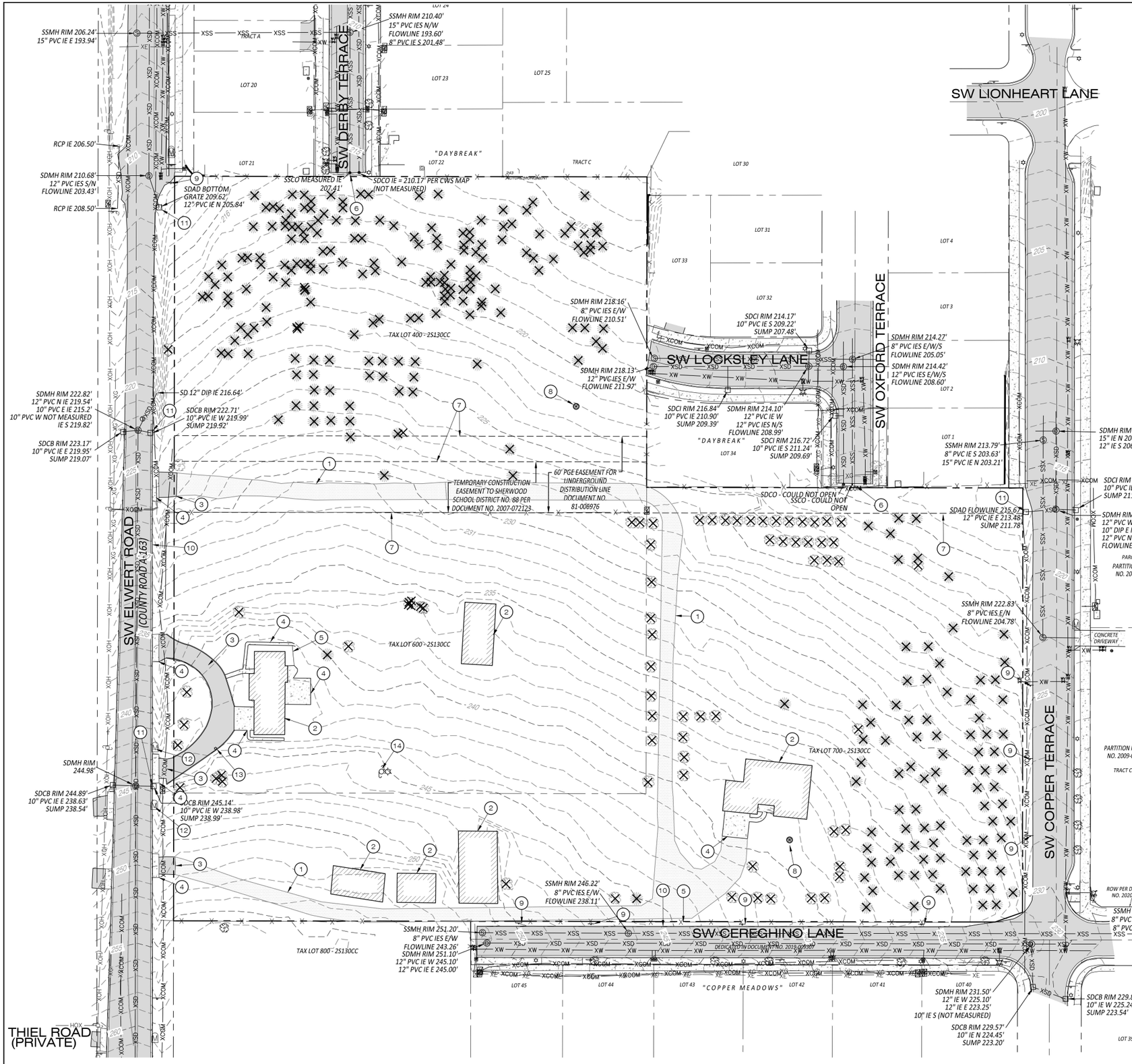
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- CENTER LINE
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- UNDERGROUND POWER LINE
- OVERHEAD WIRE
- WOOD FENCE (AS NOTED)
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- CONIFEROUS TREE (DBH)
- DECIDUOUS TREE (DBH)
- CATCH BASIN/DRAIN INLET
- STORM DITCH INLET
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- GAS VALVE
- GAS METER
- STREET SIGN
- MAILBOX
- ELECTRIC PEDESTAL
- LIGHT POLE
- POWER POLE
- COMMUNICATION VAULT
- TELECOMMUNICATION PEDESTAL
- UTILITY EXTENSION
- FOUND SURVEY MONUMENT AS NOTED
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING BUILDING FOOTPRINT
- EXISTING WOOD DECK
- EXISTING TREE TO BE REMOVED
- EXISTING SLOPE DIRECTION

DEMOLITION NOTES

1. EXISTING GRAVEL DRIVEWAY TO BE REMOVED.
2. EXISTING BUILDING TO BE REMOVED.
3. EXISTING PAVEMENT TO BE REMOVED.
4. EXISTING CONCRETE TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING BARRICADE TO BE REMOVED.
7. EXISTING EASEMENT TO BE VACATED.
8. EXISTING WELL TO BE REMOVED.
9. EXISTING SIGN TO BE REMOVED/ RELOCATED.
10. EXISTING CURB TO BE REMOVED.
11. EXISTING CATCH BASIN TO BE REMOVED.
12. EXISTING MAILBOX TO BE REMOVED.
13. EXISTING POLE TO BE REMOVED.

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PRELIMINARY

EXISTING CONDITIONS AND DEMOLITION PLAN

PINOT GLEN
CITY OF SHERWOOD, OREGON

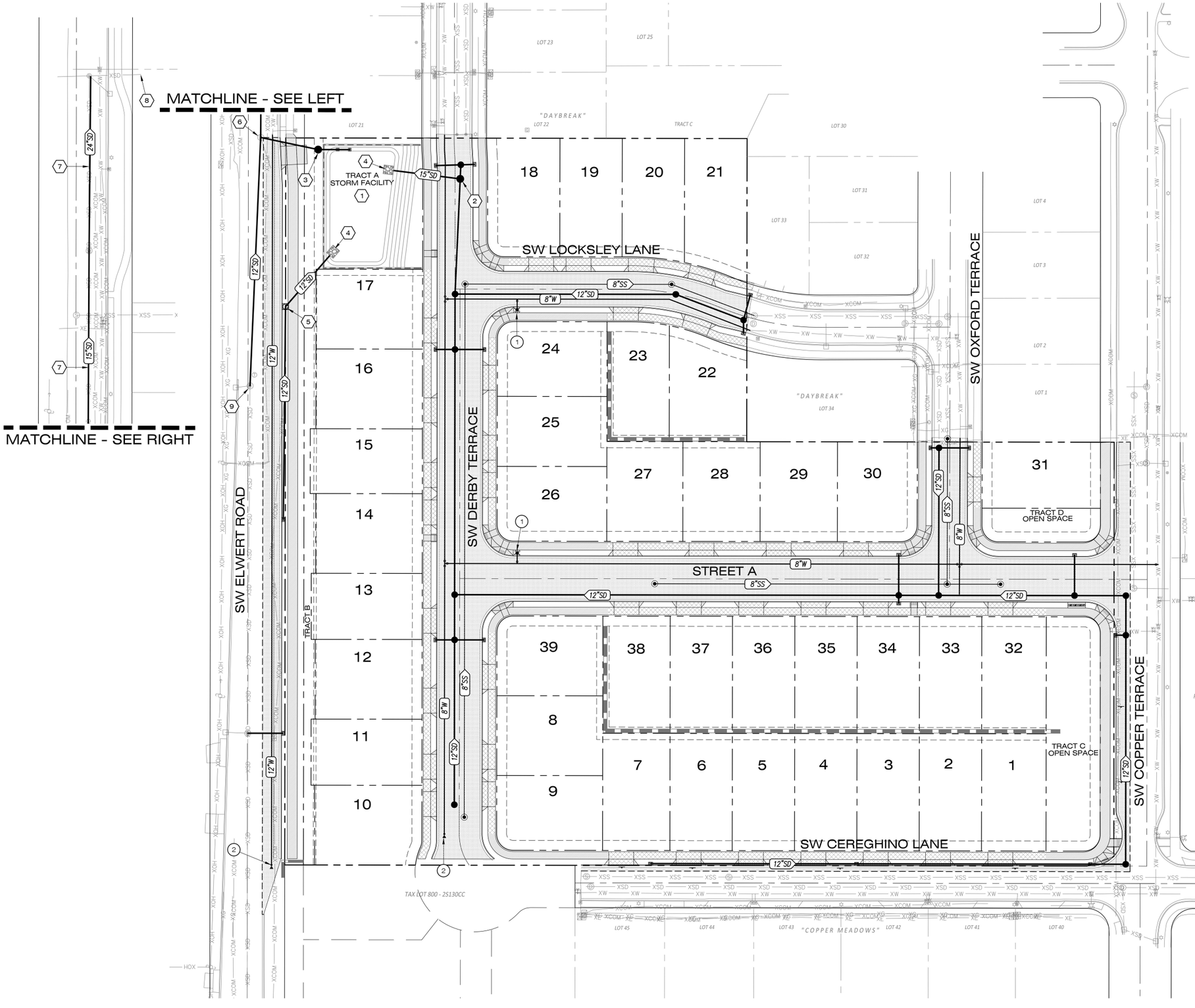
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Drawn by	RAS	Date	02/2026
Reviewed by	MLS	REF.	
Project No.	131-035		
Horiz. Scale:			
Vert. Scale:			

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No.	Date	Revision	By

Project
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No.
131-035
Type
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P2.0

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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED STANDARD CURB
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED WATER LINE AND VALVE

WATER NOTES

1. PROPOSED FIRE HYDRANT TO SERVE SITE.
2. PROPOSED BLOWOFF VALVE.

STORM NOTES

1. PROPOSED WATER QUALITY AND DETENTION FACILITY TO TREAT AND DETAIN RUNOFF FROM THE SITE.
2. PROPOSED WATER QUALITY MANHOLE.
3. PROPOSED FLOW CONTROL MANHOLE.
4. PROPOSED OUTFALL TO STORM FACILITY.
5. PROPOSED WATER QUALITY CG-48 MANHOLE.
6. CONNECT TO EXISTING DOWNSTREAM MANHOLE.
7. UPSIZE EXISTING DOWNSTREAM STORM MAIN.
8. EXISTING OUTFALL TO THE CREEK.
9. EXISTING CARTRIDGE MANHOLE TO REMAIN.

SCALE
40 0 20 40
1 INCH = 40 FEET

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PRELIMINARY

PRELIMINARY COMPOSITE UTILITY PLAN

PINOT GLEN
CITY OF SHERWOOD, OREGON

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Vert. Scale:			

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No.	Date	Revision	By

Project
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131-035
Type
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RUNOFF CURVE NUMBERS (TR55)

Table 2-2a: Runoff curve numbers for urban areas [1]

Cover description		CN for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area[2]	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 (CNs 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 hava 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.

MANNING'S "n" VALUES

SHEET FLOW EQUATION MANNING'S VALUES	n_s
Smooth Surfaces (concrete, asphault, gravel, or bare hand packed soil)	0.011
Fallow Fields or loose soil surface (no residue)	0.05
Cultivated soil with residue cover (≤ 20%)	0.06
Cultivated soil with residue cover (> 20%)	0.17
Short prairie grass and lawns	0.15
Dense grasses	0.24
Bermuda grasses	0.41
Range (natural)	0.13
Woods or forrest with light underbrush	0.40
Woods or forrest with dense underbrush	0.80

SHALLOW CONCENTRATED FLOW (after initial 300 ft of sheet flow, R = 0.1)	k_s
Forrest with heavy ground litter and meadows (n = 0.010)	3
Brushy ground with some trees (n = 0.060)	5
Fallow or minimum tillage cultivation (n = 0.040)	8
High grass (n = 0.035)	9
Short grass, pasture and lawns (n = 0.030)	11
Nearly bare ground (n = 0.25)	13
Paved and gravel areas (n = 0.012)	27

CHANNEL FLOW (Intermittent) (At the beginning of all visible channels, R = 0.2)	k_c
Forested swale with heavy ground cover (n = 0.10)	5
Forested drainage course/ravine with defined channel bed (n = 0.050)	10
Rock-lined waterway (n = 0.035)	15
Grassed waterway (n = 0.030)	17
Earth-lined waterway (n = 0.025)	20
CMP pipe (n = 0.024)	21
Concrete pipe (n = 0.012)	42
Other waterways and pipe 0.508/n	

CHANNEL FLOW (continuous stream, R = 0.4)	k_c
Meandering stream (n = 0.040)	20
Rock-lined stream (n = 0.035)	23
Grass-lined stream (n = 0.030)	27
Other streams, man-made channels and pipe (n = 0.807/n)	

IMPERVIOUS AREA EXHIBIT



EXISTING IMPERVIOUS AREAS

BUILDINGS	=	8,633 SF
PAVEMENT & DRIVEWAYS	=	16,298 SF
WALKWAYS	=	1,563 SF
TOTAL EXISTING IMPERVIOUS AREA	=	26,494 SF (0.61 AC)

PROPOSED IMPERVIOUS AREAS

39 LOTS @ 2,640 SF IMPERVIOUS/LOT	=	102,960 SF
SIDEWALKS & DRIVEWAYS	=	30,328 SF
STREET PAVEMENT	=	64,392 SF
TOTAL PROPOSED IMPERVIOUS AREA	=	197,680 SF (4.54 AC)

N

SCALE
80 0 40 80
1 INCH = 80 FEET

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Reviewed by	WJD	Date	02/2026
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Project
PINOT GLEN

No.
131-035

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EXHIBIT

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1 of 1

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IMPERVIOUS AREA CALCULATIONS

JOB NUMBER: 131-035
PROJECT: Pinot Glen
FILE: 131035_Prelim_Hydro

NEW IMPERVIOUS AREA

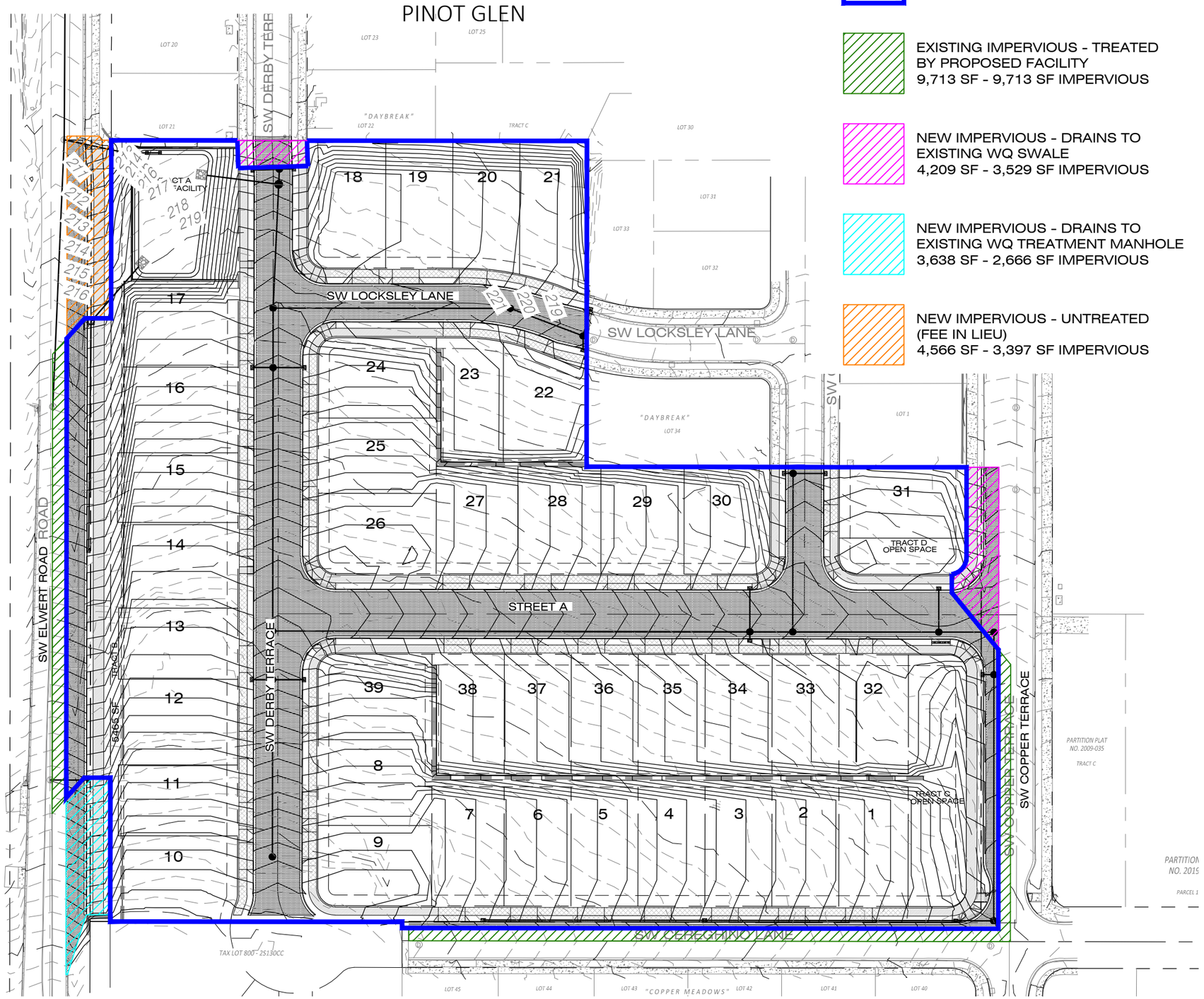
39 LOTS AT 2,640-SF IMPERVIOUS AREA / LOT	102,960.00	ft^2	
SIDEWALKS & DRIVEWAYS	30,328.00	ft^2	
STREET PAVEMENT	64,392.00	ft^2	
	197,680.00	**ft^2**	**4.54 ac**

EXISTING IMPERVIOUS AREA

BUILDINGS	8,633.00	ft^2	
PAVEMENT & DRIVEWAYS	16,298.00	ft^2	
WALKWAYS	1,563.00	ft^2	
	26,494.00	**ft^2**	**0.61 ac**

Total Shed Area	**333,434.00**	**ft^2**	**7.65 ac**
Existing Impervious Area	**26,494.00**	**ft^2**	**0.61 ac**
% Impervious			**7.9 %**
Proposed Impervious Area	**197,680.00**	**ft^2**	**4.54 ac**
% Impervious			**59.3 %**

COLLECTED IMPERVIOUS AREAS EXHIBIT



NEW IMPERVIOUS - TREATED BY PROPOSED FACILITY
7.37 AC TOTAL - 188,291 SF IMPERVIOU

EXISTING IMPERVIOUS - TREATED BY PROPOSED FACILITY
9,713 SF - 9,713 SF IMPERVIOUS

NEW IMPERVIOUS - DRAINS TO EXISTING WQ SWALE
4,209 SF - 3,529 SF IMPERVIOUS

NEW IMPERVIOUS - DRAINS TO EXISTING WQ TREATMENT MANHOLE
3,638 SF - 2,666 SF IMPERVIOUS

NEW IMPERVIOUS - UNTREATED (FEE IN LIEU)
4,566 SF - 3,397 SF IMPERVIOUS

N

SCALE
80 0 40 80
1 INCH = 80 FEET

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PINOT GLEN

No.
131-035

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1 of 1

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PIONEER DESIGN GROUP

COLLECTED IMPERVIOUS AREA CALCULATIONS

JOB NUMBER: 131-035
PROJECT: Pinot Glen
FILE: 131035_Prelim_Hydro

PROJECT SITE

TOTAL SHED AREA	333,434.00	ft^2
NEW IMPERVIOUS AREA	197,680.00	ft^2

UNCOLLECTED AREAS

TOTAL AREA	12,413.00	ft^2
NEW IMPERVIOUS AREA	9,592.00	ft^2

OFF-SITE AREAS COLLECTED (OFFSETS UNCOLLECTED AREAS)

TOTAL AREA	9,713.00	ft^2
EXISTING IMPERVIOUS AREA	9,713.00	ft^2

Total Shed Area	**333,434.00**	**ft^2**	**7.65 ac**
Area Collected	**330,734.00**	**ft^2**	**7.59 ac**
Impervious Area Collected & Treated	**197,801.00**	**ft^2**	**4.54 ac**
Net Uncollected Area (Undetained)	**2,700.00**	**ft^2**	**0.06 ac**
Net Impervious Area Untreated (Fee-in-Lieu)	**0.00**	**ft^2**	**0.00 ac**

PREDEVELOPED TIME OF CONCENTRATION EXHIBIT



N

SCALE
80 0 40 80
1 INCH = 80 FEET

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Vert. Scale:		

Project
PINOT GLEN

No.
131-035

Type
EXHIBIT

Sheet
1 of 1

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PIONEER DESIGN GROUP

PREDEVELOPED TIME OF CONCENTRATION

JOB NUMBER: 131-035
PROJECT: Pinot Glen
FILE: 131035_Prelim_Hydro

				Accum. Tc
LAG ONE: SHEET FLOW (FIRST 300 FEET)				
Tt = Travel time				
Manning's "n " =	0.24			
Flow Length, L =	300	ft	(300 ft. max.)	
P = 2-year, 24hr storm =	2.5	in		
Slope, S_0 =	0.069	ft/ft		
$T_T = \frac{(0.42)(n * L)^{0.8}}{(P)^{0.5}(S_0)^{0.4}}$	23.69	min.		23.69 min.
LAG TWO: SHALLOW CONCENTRATED FLOW (NEXT 319 FEET)				
Tc Velocity factor, k=	9			
Slope, S_0 =	0.072	ft/ft		
$V = k\sqrt{S_o}$	2.41	ft/s		
Flow Length, L =	319	ft		
$T = \frac{L}{(60)(V)}$	2.20	min.		25.89 min.

$T = \frac{L}{(60)(V)}$

TOTAL PREDEVELOPED TIME OF CONCENTRATION (Tc) = 25.89 min.

PIONEER DESIGN GROUP

DEVELOPED TIME OF CONCENTRATION

JOB NUMBER: 131-035
PROJECT: Pinot Glen
FILE: 131035_Prelim_Hydro

Catchment Time	5	min.
Longest Run of Pipe	1500	ft
Velocity of Flow	3	ft/s
Time in Pipe = (1500 ft)/(3.00 ft/s) =	500	s
TOTAL DEVELOPED Tc =	**13.3**	**min.**

PIONEER DESIGN GROUP

WATER QUALITY POND CALCULATIONS

JOB NUMBER: 131-035
PROJECT: Pinot Glen
FILE: 131035_Prelim_Hydro

REFERENCES:
1. Clean Water Services R&O 19-22.
2. Discussions with Clean Water Services.

REQUIRED WATER QUALITY TREATMENT: 65% Phosphorus Removal.

PROPOSED TREATMENT METHODS:

1. Sumped Catch Basins	15%
2. Water quality Pond	50%
total	65%

DESIGN STORM

Precipitation:	0.36	inches
Storm Duration:	4	hours
Storm Return Period:	96	hours
Storm Window:	2	weeks

IMPERVIOUS AREA:

Watershed Area:	7.65	acres
Percent imp:	59.2860956	%
Impervious Area:	4.54	acres

Design Inflow = (4.54088613406795 ac)*(43560 ft^2/ac)*(0.36 in / 4.0 hrs) = **0.41 cfs**

VOLUME CALCULATION:

WQ POND VOLUME = (4.54088613406795 acres)(43560 sqft/acre)(0.36 inch)/(12 in/ft) = **5,934 ft^3**

WQ POND VOLUME PROVIDED **7197 ft^3**

POND OUTLET ORIFICE CALCULATIONS:

Q = (5,934 ft3)/(48 hrs)/(60 min/hrs)/(60 s/min)= 0.03 cfs

h = average hydraulic head = 12 inches below high flow

A = 0.01 ft^2

$A = \pi r^2$

r =	0.05	ft.	radius
d = 2r			
d =	1.12	in.	diameter, use **1 1/8 " orifice**

PIONEER DESIGN GROUP

STORMWATER CONVEYANCE CALCULATIONS

JOB NUMBER:	131-035
PROJECT:	Pinot Glen
FILE:	131035_Prelim_Hydro
Design Storm:	25 YR
Storm Duration:	24 HRS
Precipitation:	3.9 IN
Manning's "n"	0.013

LINE	INC. AREA (AC)	AREA TOTAL (AC)	% IMP.	AREA PERV. (AC)	CN PER.	AREA IMP. (AC)	CN IMP.	TIME (MIN)	Q (CFS)	PIPE SIZE (IN)	SLOPE (FT/FT)	Qf (CFS)	Q/Qf (%)	Vf (FPS)	V/Vf (%)	ACTUAL V (FPS)
ENTIRE SHED	7.65	7.65	59.29	3.12	74	4.54	98	13.33	4.88	15	0.0070	5.42	0.90	4.42	1.16	5.13

APPENDIX A – CWS HYDROMODIFICATION MAP

Hydromodification Planning Tool — Clean Water Services

Find address or place

Expansion Areas

Expansion Areas

Current Urban Reserves

Hydromodification Planning Sites

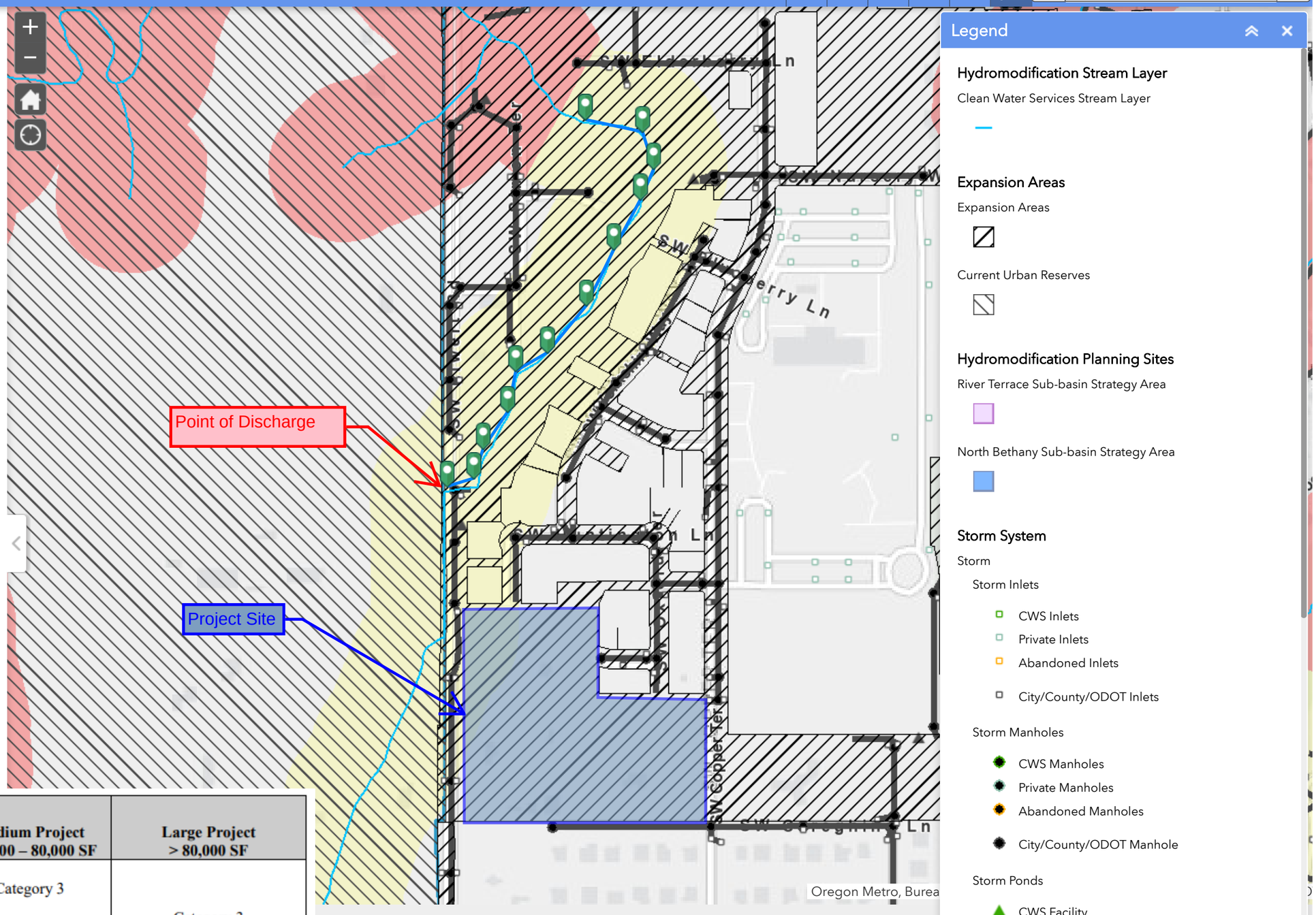
River Terrace Sub-basin Strategy Area

North Bethany Sub-basin Strategy Area

Hydromodification Risk Levels

Risk Levels

- Low
- Moderate
- High



Legend

Hydromodification Stream Layer

Clean Water Services Stream Layer

Expansion Areas

Expansion Areas

Current Urban Reserves

Hydromodification Planning Sites

River Terrace Sub-basin Strategy Area

North Bethany Sub-basin Strategy Area

Storm System

Storm

Storm Inlets

- CWS Inlets
- Private Inlets
- Abandoned Inlets
- City/County/ODOT Inlets

Storm Manholes

- CWS Manholes
- Private Manholes
- Abandoned Manholes
- City/County/ODOT Manhole

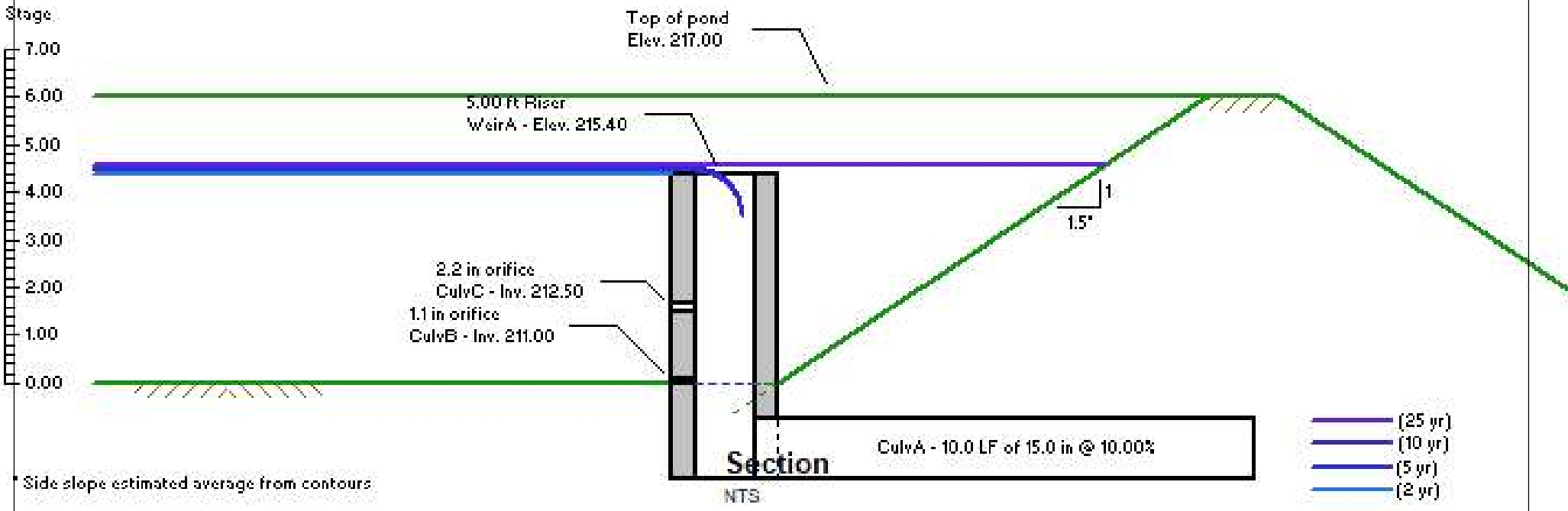
Storm Ponds

- CWS Facility
- Contractor Facility
- Private Facility
- Abandoned Facility

Development Class/ Risk Level	Small Project 1,000 – 12,000 SF	Medium Project >12,000 – 80,000 SF	Large Project > 80,000 SF
Expansion/High	Category 1	Category 3	Category 3
Expansion/ Moderate			
Expansion/ Low		Category 2	
Developed/ High		Category 3	
Developed/ Moderate		Category 2	Category 2
Developed/ Low			

APPENDIX B – INTELISOLVE CALCULATIONS & POND REPORT

Pond



Section

NTS

Schematic only. Not for construction.

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Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SBUH Runoff	-------	-------	0.57	-------	1.10	1.46	1.96	-------	-------	Pre-Developed
2	SBUH Runoff	-------	-------	2.22	-------	3.19	3.78	4.54	-------	-------	Post-Developed (Drains to Pond)
3	Reservoir	2	-------	0.27	-------	0.69	0.96	1.41	-------	-------	Detention
4	SBUH Runoff	-------	-------	0.01	-------	0.01	0.01	0.02	-------	-------	Post-Developed (Uncollected)

Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SBUH Runoff	0.57	6	492	19,287	----	------	------	Pre-Developed
2	SBUH Runoff	2.22	6	480	38,062	----	------	------	Post-Developed (Drains to Pond)
3	Reservoir	0.27	6	1446	38,002	2	215.40	24,519	Detention
4	SBUH Runoff	0.01	6	480	132	----	------	------	Post-Developed (Uncollected)

Hydrograph Plot

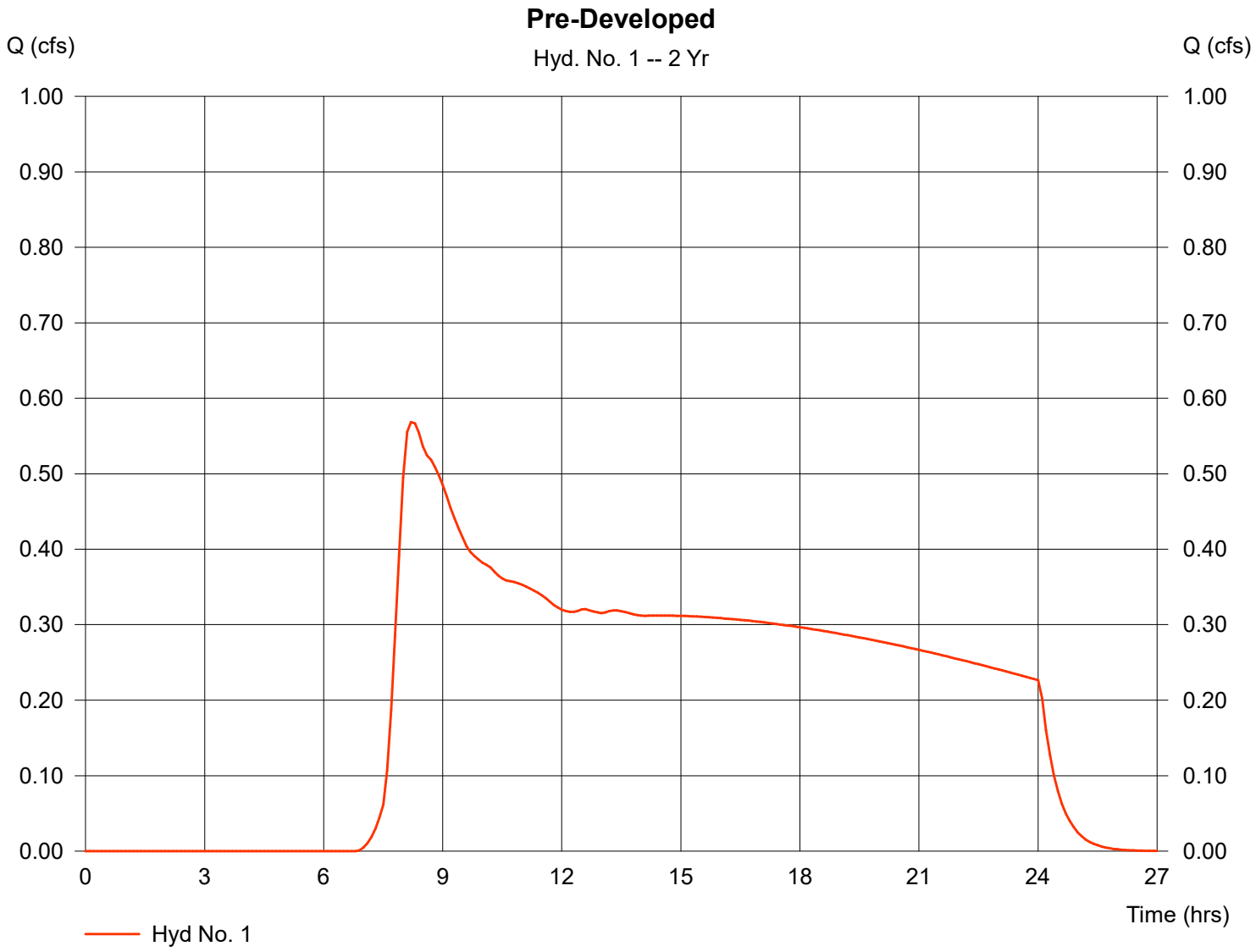
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:43 AM

Hyd. No. 1

Pre-Developed

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.57 cfs
Storm frequency	= 2 yrs	Time interval	= 6 min
Drainage area	= 7.650 ac	Curve number	= 76
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 25.90 min
Total precip.	= 2.50 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 19,287 cuft



Hydrograph Plot

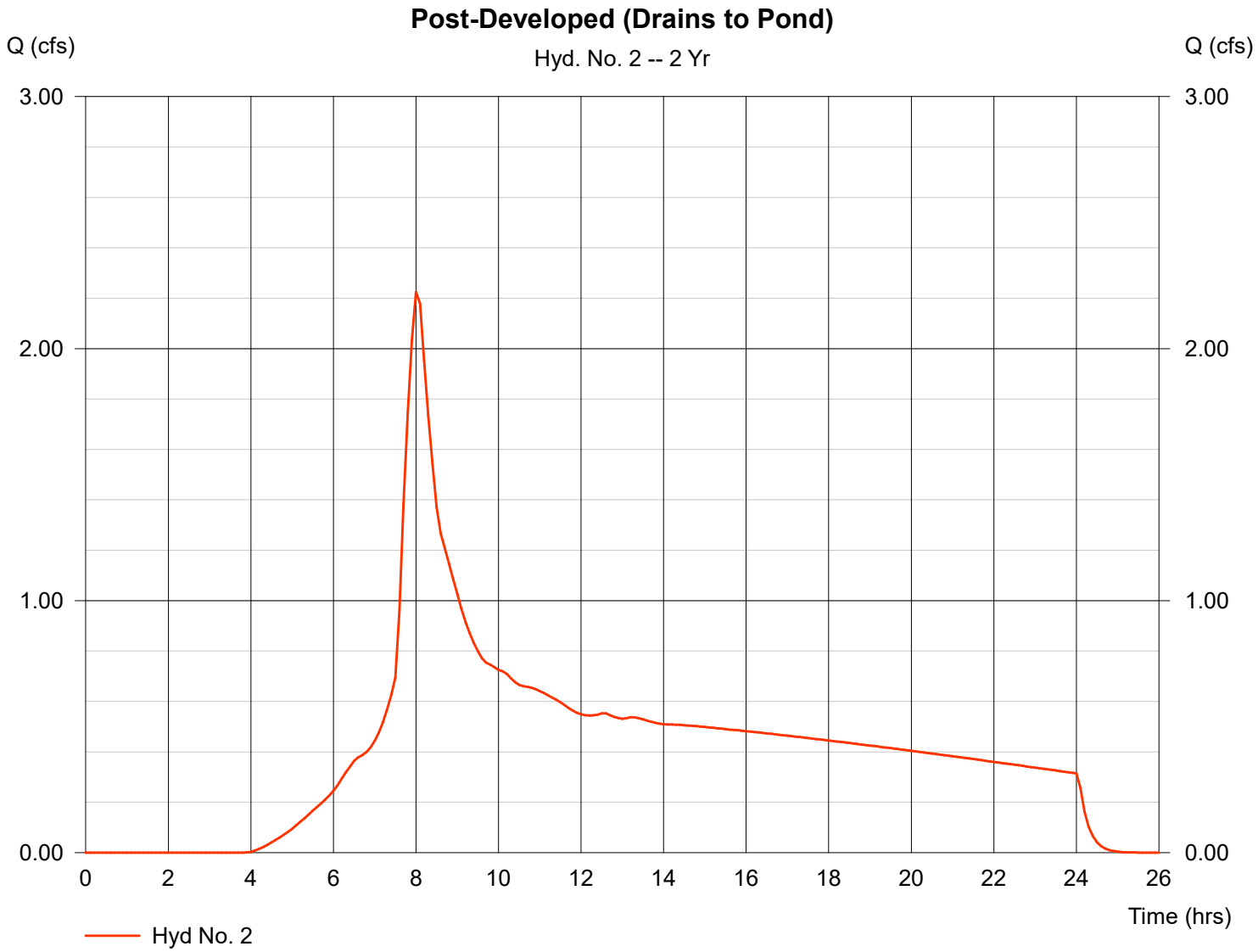
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:43 AM

Hyd. No. 2

Post-Developed (Drains to Pond)

Hydrograph type	= SBUH Runoff	Peak discharge	= 2.22 cfs
Storm frequency	= 2 yrs	Time interval	= 6 min
Drainage area	= 7.590 ac	Curve number	= 88
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 13.30 min
Total precip.	= 2.50 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 38,062 cuft



Hydrograph Plot

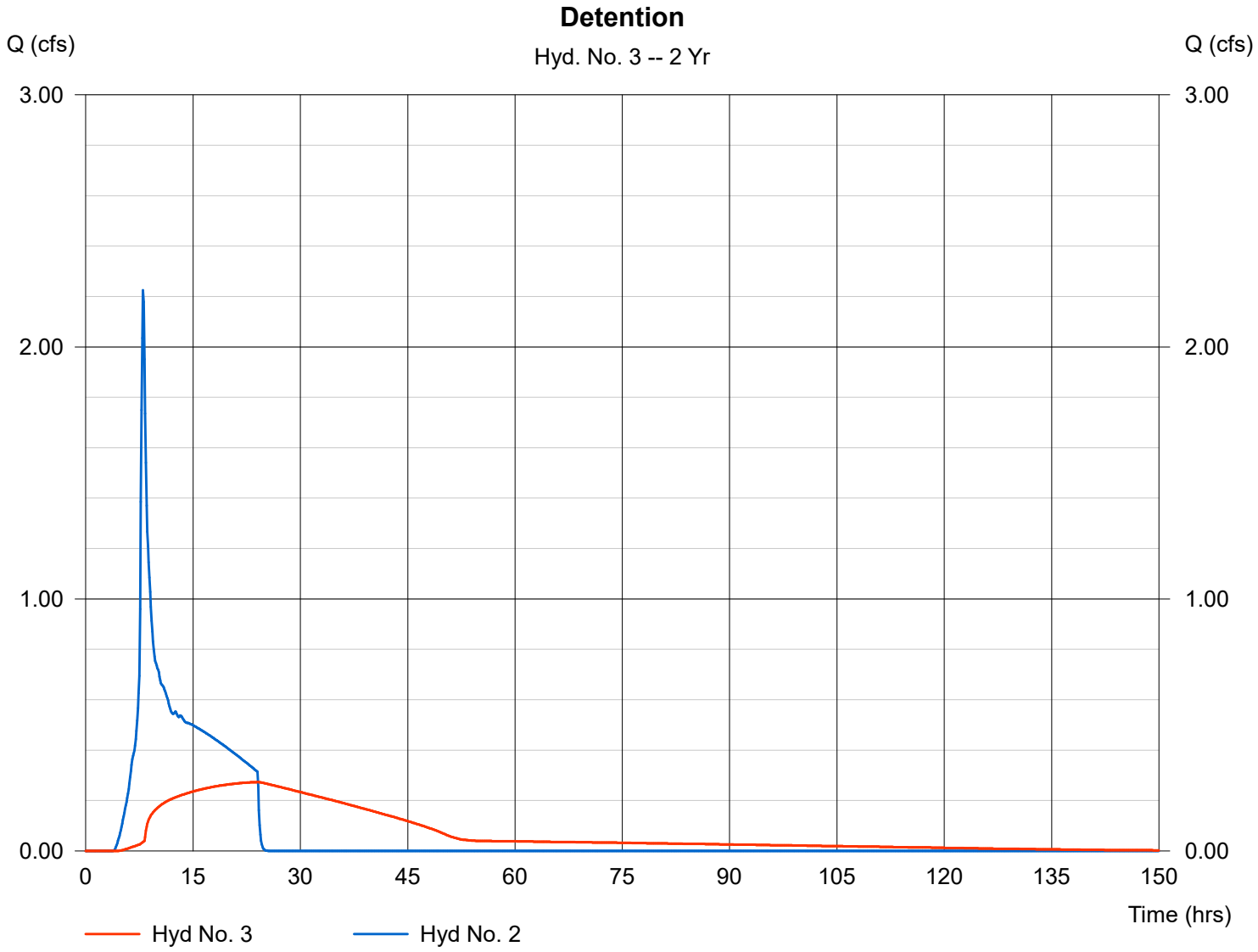
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:43 AM

Hyd. No. 3

Detention

Hydrograph type	=	Reservoir	Peak discharge	=	0.27 cfs
Storm frequency	=	2 yrs	Time interval	=	6 min
Inflow hyd. No.	=	2	Max. Elevation	=	215.40 ft
Reservoir name	=	Pond	Max. Storage	=	24,519 cuft

Storage Indication method used. | Hydrograph Volume = 38,002 cuft



Pond Report

Pond No. 1 - Pond

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	211.00	4,190	0	0
1.00	212.00	5,012	4,601	4,601
1.50	212.50	5,522	2,634	7,235
2.00	213.00	5,669	2,798	10,032
3.00	214.00	5,965	5,817	15,849
4.00	215.00	6,260	6,113	21,962
5.00	216.00	6,556	6,408	28,370
6.00	217.00	6,851	6,704	35,073

Culvert / Orifice Structures

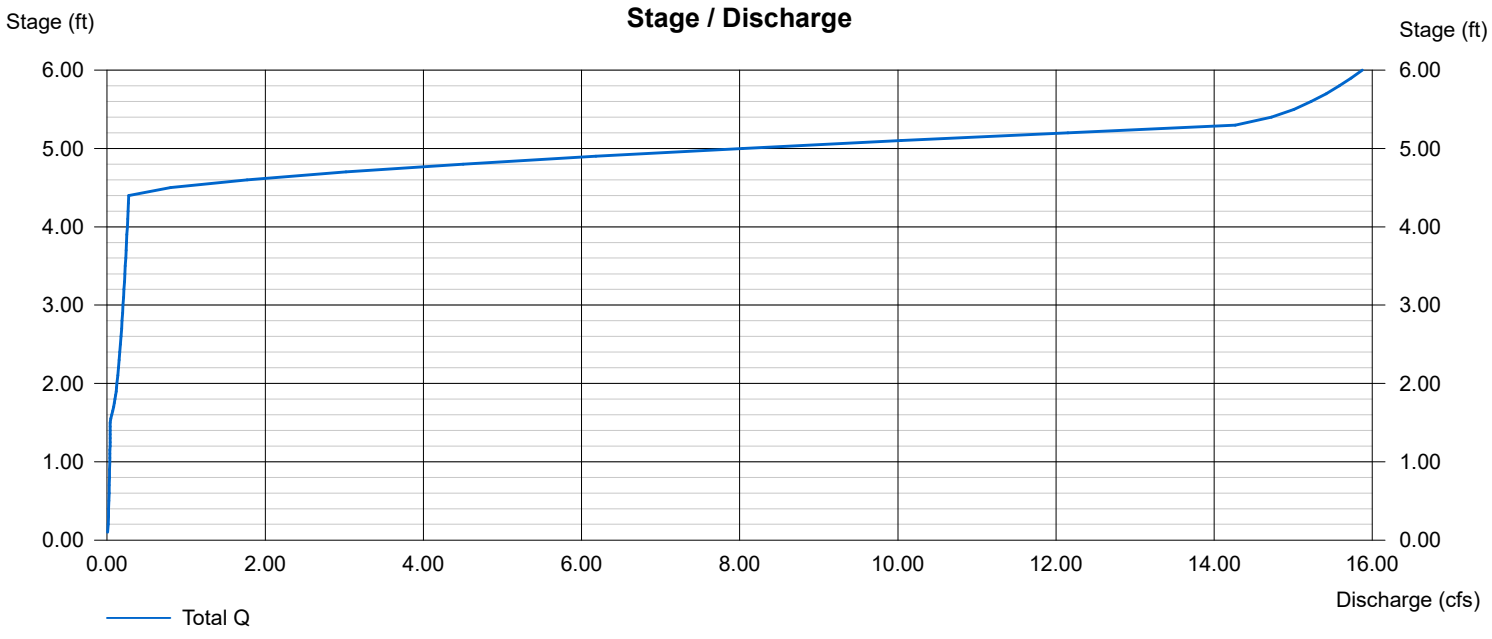
	[A]	[B]	[C]	[D]
Rise (in)	= 15.00	1.13	2.15	0.00
Span (in)	= 15.00	1.13	2.15	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 209.00	211.00	212.50	0.00
Length (ft)	= 10.00	0.00	0.00	0.00
Slope (%)	= 10.00	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 215.40	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Riser	---	---	---
Multi-Stage	= Yes	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Plot

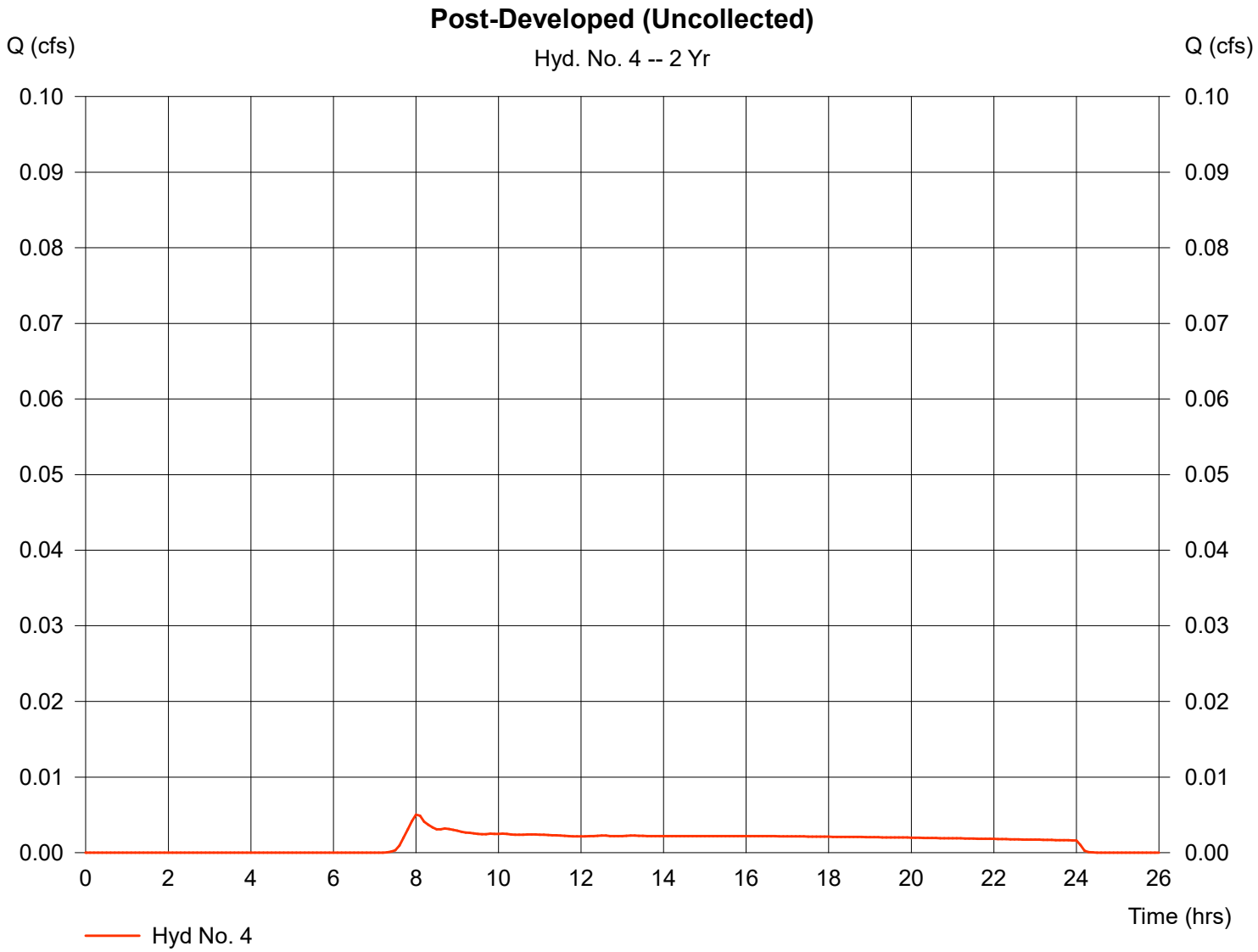
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:43 AM

Hyd. No. 4

Post-Developed (Uncollected)

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.01 cfs
Storm frequency	= 2 yrs	Time interval	= 6 min
Drainage area	= 0.060 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.50 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 132 cuft



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SBUH Runoff	1.10	6	486	30,073	----	------	------	Pre-Developed
2	SBUH Runoff	3.19	6	480	52,550	----	------	------	Post-Developed (Drains to Pond)
3	Reservoir	0.69	6	822	52,491	2	215.48	25,029	Detention
4	SBUH Runoff	0.01	6	480	212	----	------	------	Post-Developed (Uncollected)

Hydrograph Plot

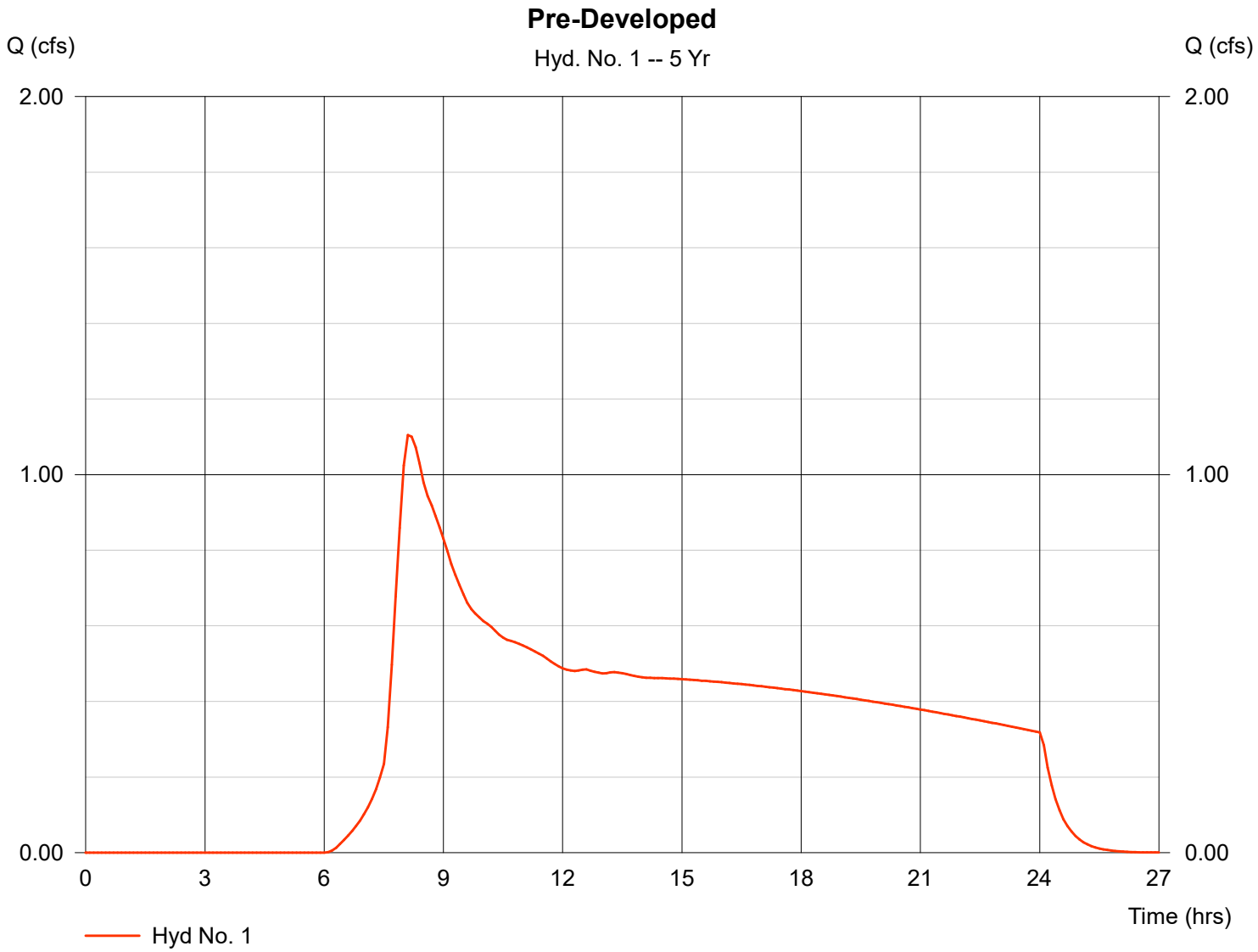
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:43 AM

Hyd. No. 1

Pre-Developed

Hydrograph type	= SBUH Runoff	Peak discharge	= 1.10 cfs
Storm frequency	= 5 yrs	Time interval	= 6 min
Drainage area	= 7.650 ac	Curve number	= 76
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 25.90 min
Total precip.	= 3.10 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 30,073 cuft



Hydrograph Plot

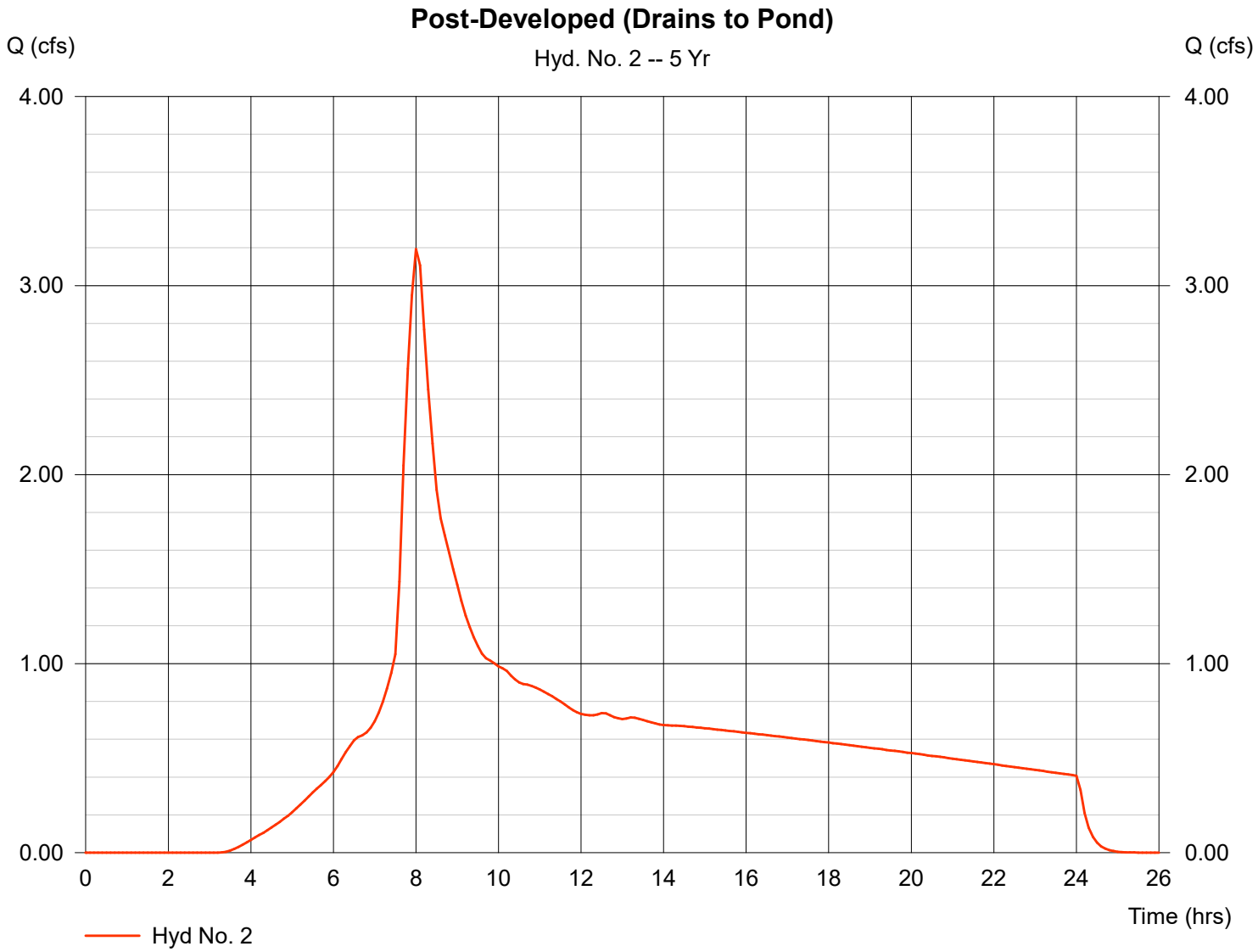
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:43 AM

Hyd. No. 2

Post-Developed (Drains to Pond)

Hydrograph type	= SBUH Runoff	Peak discharge	= 3.19 cfs
Storm frequency	= 5 yrs	Time interval	= 6 min
Drainage area	= 7.590 ac	Curve number	= 88
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 13.30 min
Total precip.	= 3.10 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 52,550 cuft



Hydrograph Plot

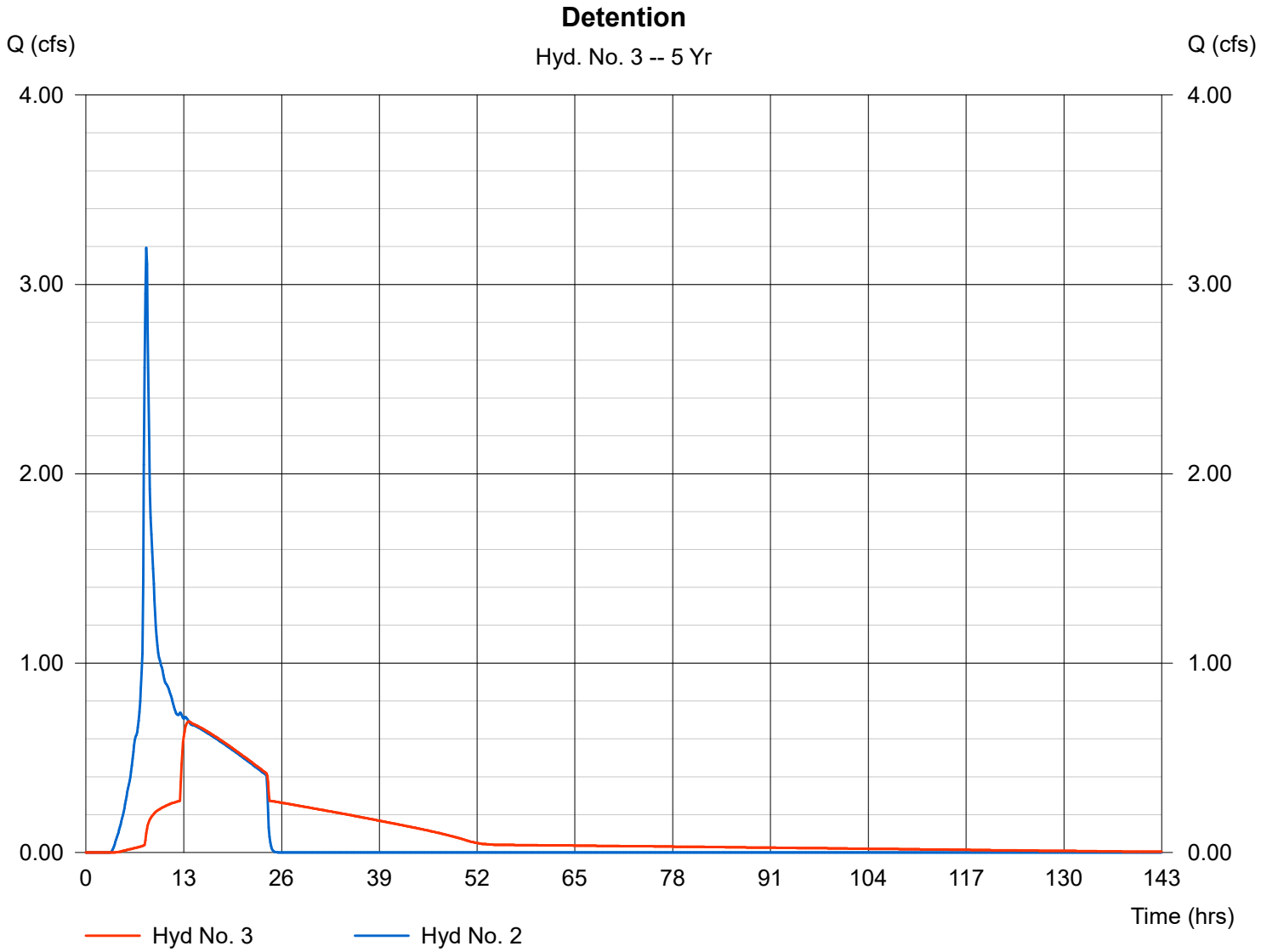
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:44 AM

Hyd. No. 3

Detention

Hydrograph type	=	Reservoir	Peak discharge	=	0.69 cfs
Storm frequency	=	5 yrs	Time interval	=	6 min
Inflow hyd. No.	=	2	Max. Elevation	=	215.48 ft
Reservoir name	=	Pond	Max. Storage	=	25,029 cuft

Storage Indication method used. | Hydrograph Volume = 52,491 cuft



Pond Report

Pond No. 1 - Pond

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	211.00	4,190	0	0
1.00	212.00	5,012	4,601	4,601
1.50	212.50	5,522	2,634	7,235
2.00	213.00	5,669	2,798	10,032
3.00	214.00	5,965	5,817	15,849
4.00	215.00	6,260	6,113	21,962
5.00	216.00	6,556	6,408	28,370
6.00	217.00	6,851	6,704	35,073

Culvert / Orifice Structures

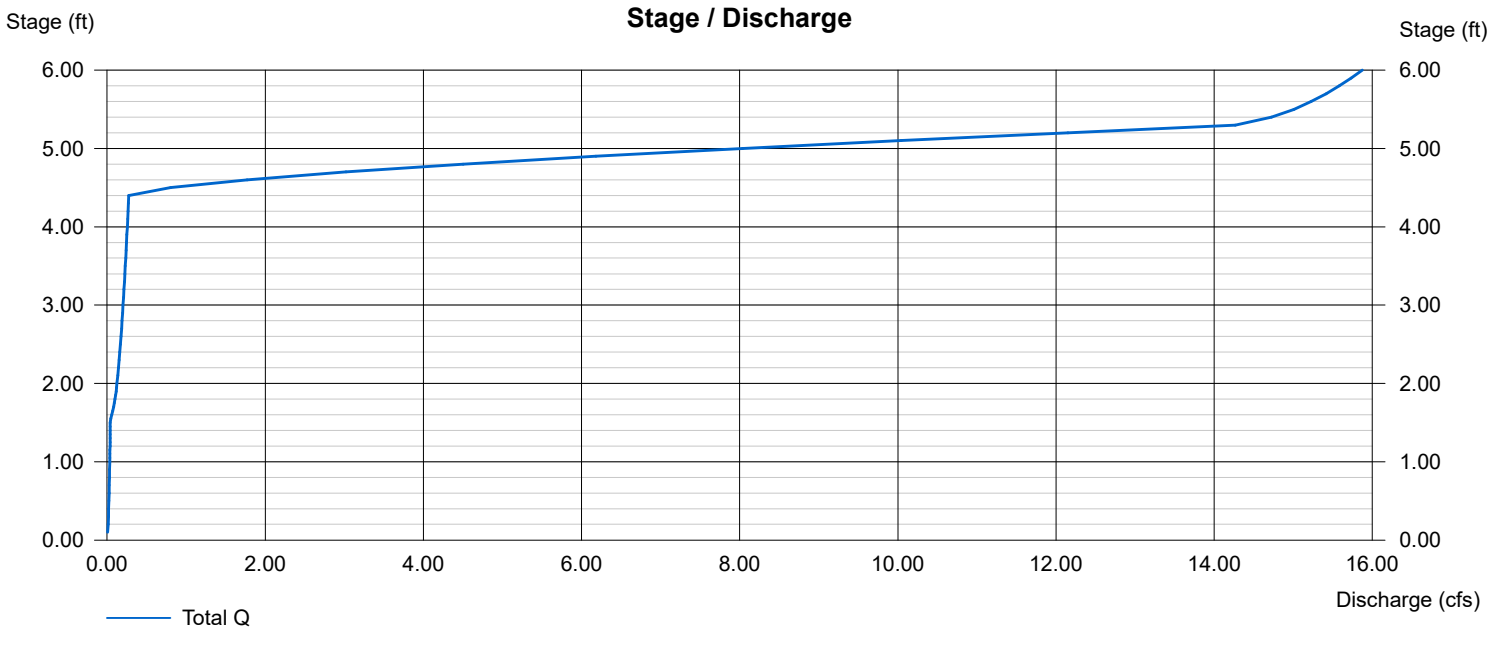
	[A]	[B]	[C]	[D]
Rise (in)	= 15.00	1.13	2.15	0.00
Span (in)	= 15.00	1.13	2.15	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 209.00	211.00	212.50	0.00
Length (ft)	= 10.00	0.00	0.00	0.00
Slope (%)	= 10.00	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 215.40	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Riser	---	---	---
Multi-Stage	= Yes	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



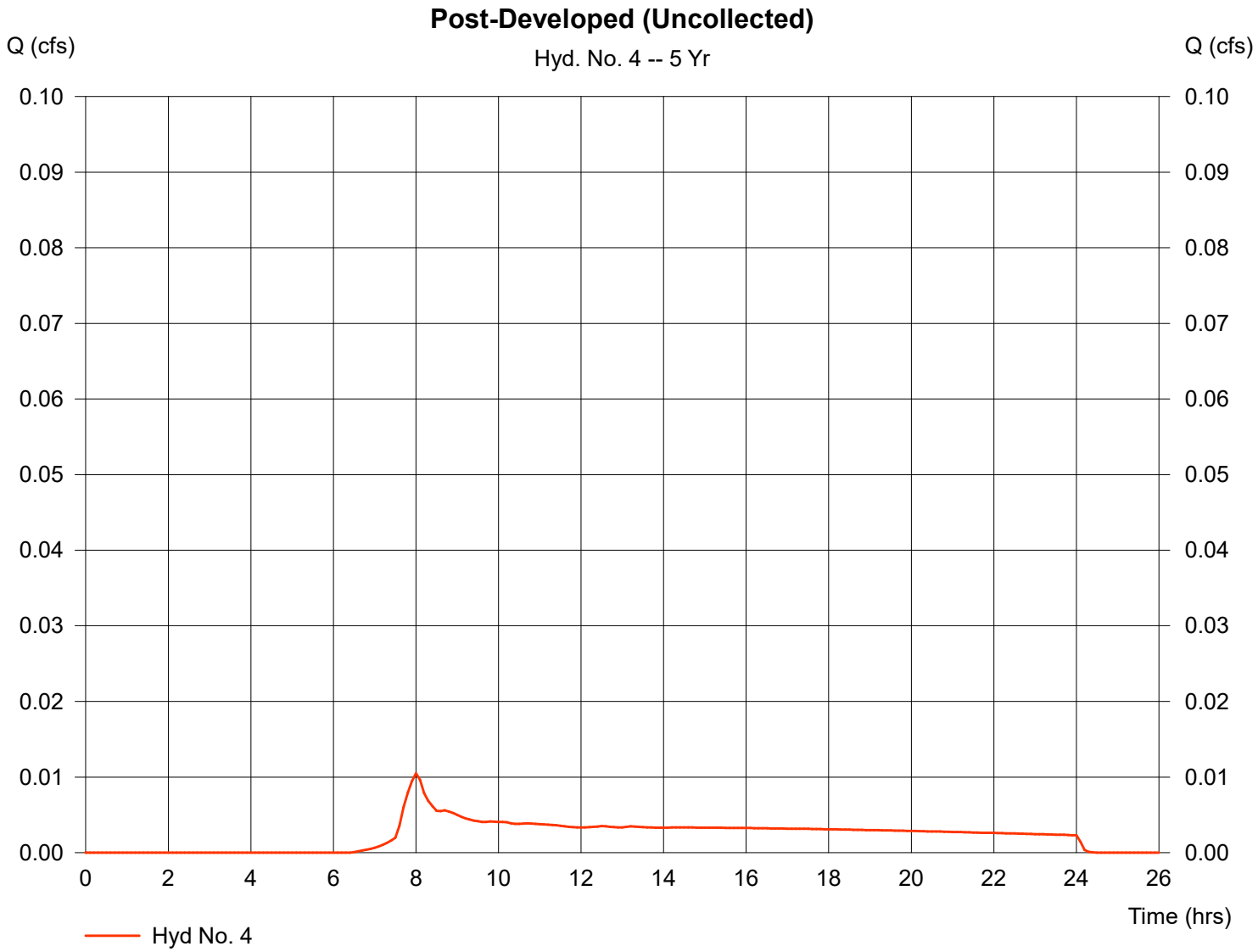
Hydrograph Plot

Hyd. No. 4

Post-Developed (Uncollected)

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.01 cfs
Storm frequency	= 5 yrs	Time interval	= 6 min
Drainage area	= 0.060 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.10 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 212 cuft



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SBUH Runoff	1.46	6	486	36,910	----	------	------	Pre-Developed
2	SBUH Runoff	3.78	6	480	61,251	----	------	------	Post-Developed (Drains to Pond)
3	Reservoir	0.96	6	678	61,191	2	215.52	25,267	Detention
4	SBUH Runoff	0.01	6	480	263	----	------	------	Post-Developed (Uncollected)

Hydrograph Plot

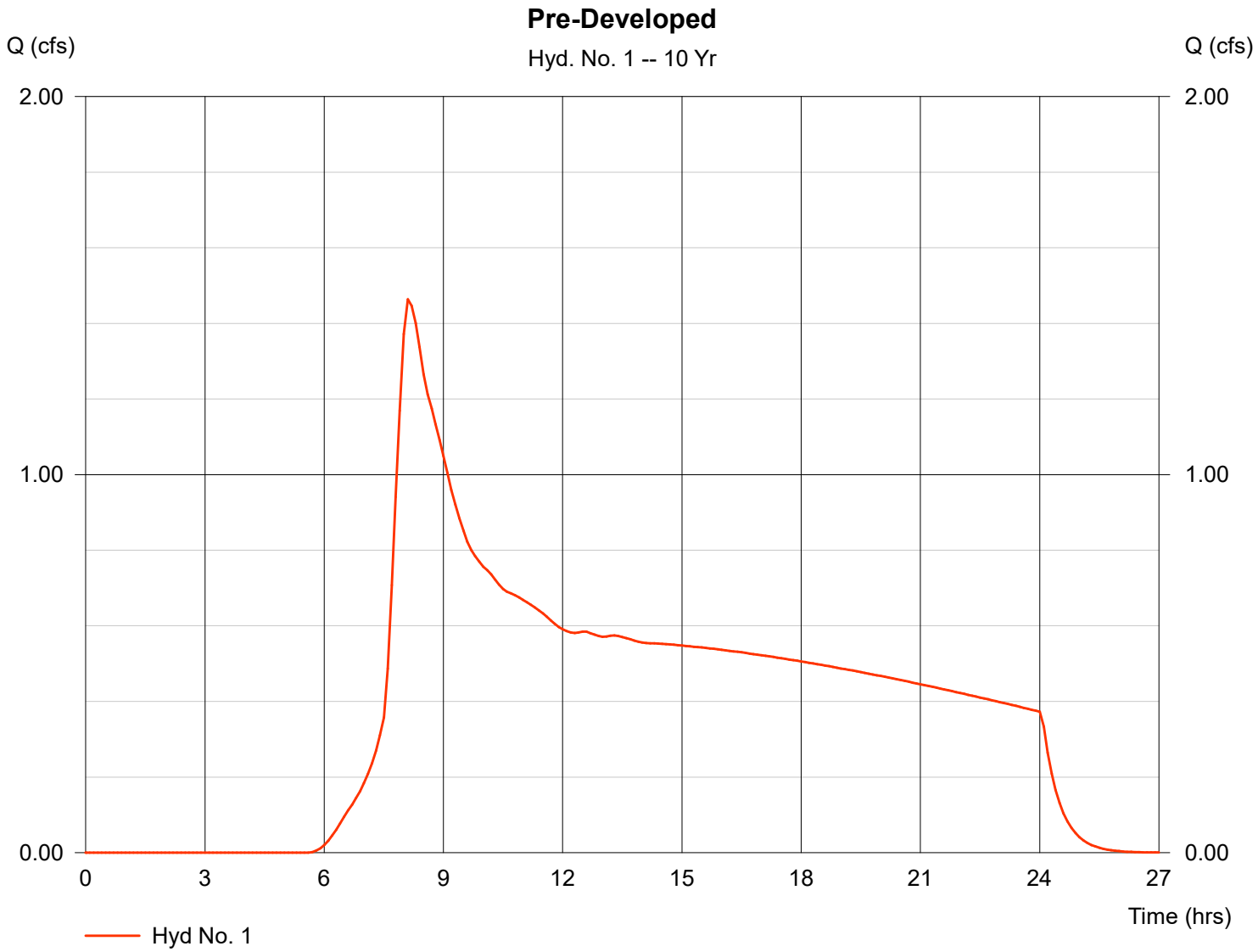
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:44 AM

Hyd. No. 1

Pre-Developed

Hydrograph type	= SBUH Runoff	Peak discharge	= 1.46 cfs
Storm frequency	= 10 yrs	Time interval	= 6 min
Drainage area	= 7.650 ac	Curve number	= 76
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 25.90 min
Total precip.	= 3.45 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 36,910 cuft



Hydrograph Plot

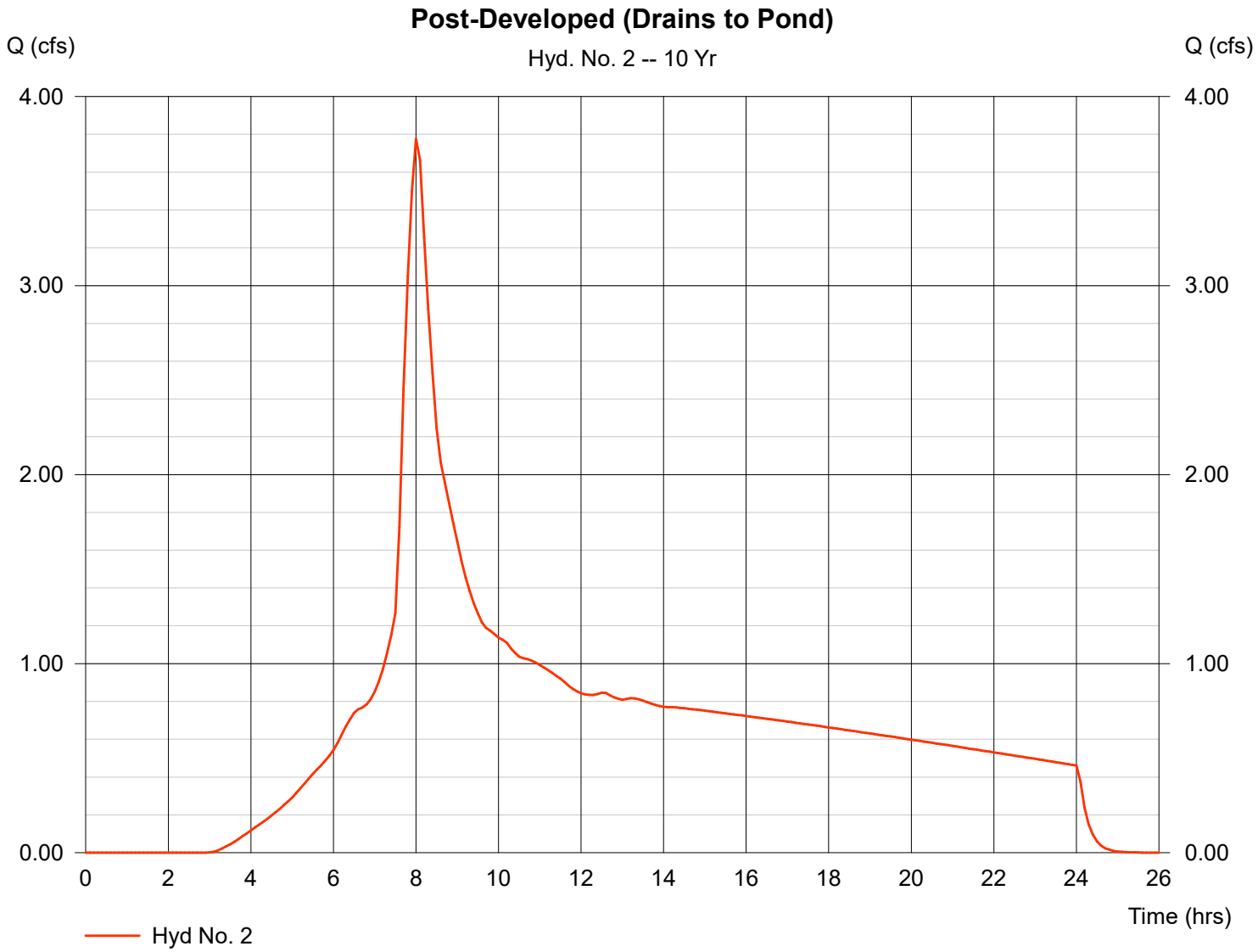
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:44 AM

Hyd. No. 2

Post-Developed (Drains to Pond)

Hydrograph type	= SBUH Runoff	Peak discharge	= 3.78 cfs
Storm frequency	= 10 yrs	Time interval	= 6 min
Drainage area	= 7.590 ac	Curve number	= 88
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 13.30 min
Total precip.	= 3.45 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 61,251 cuft



Hydrograph Plot

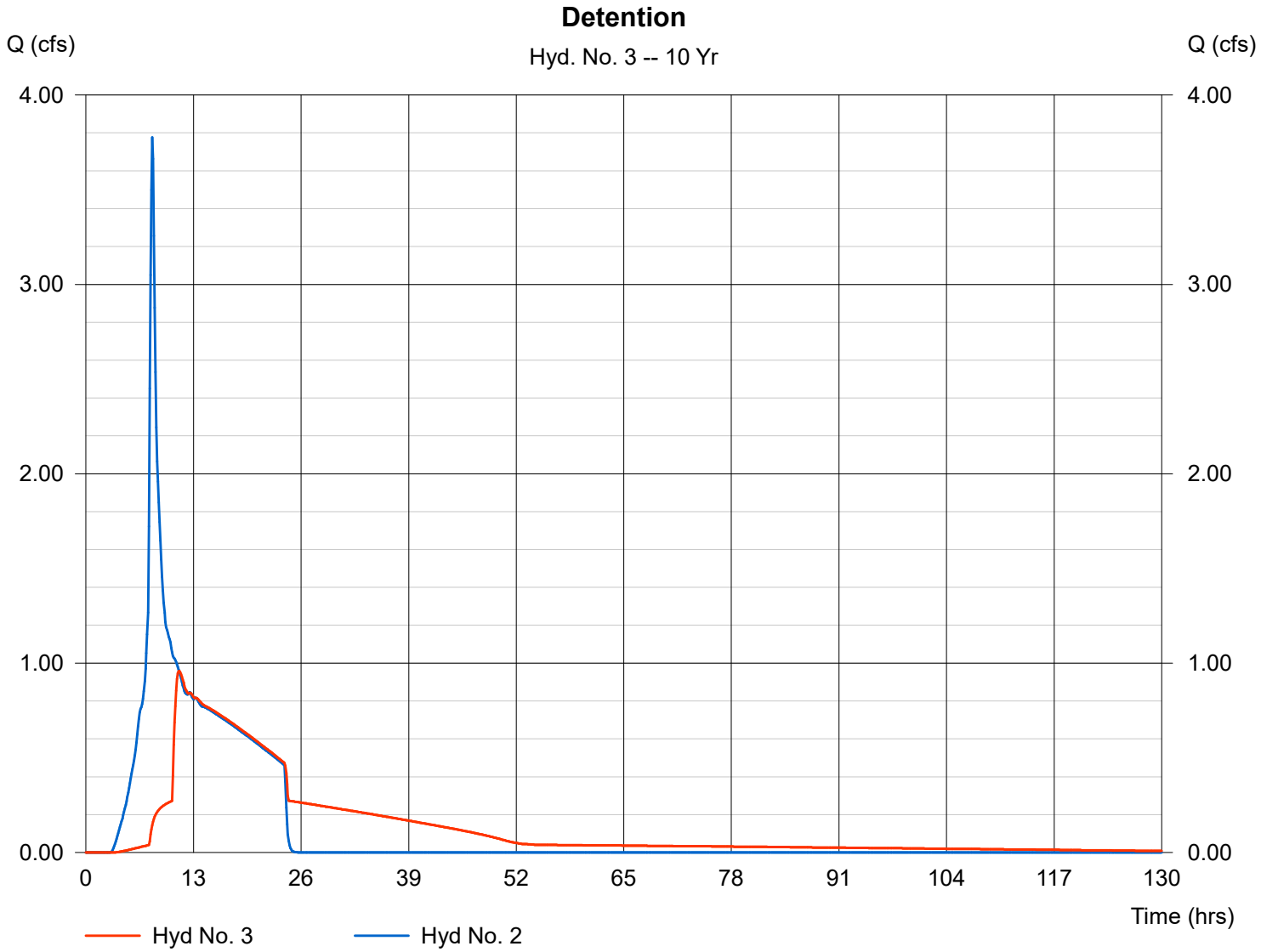
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:44 AM

Hyd. No. 3

Detention

Hydrograph type	=	Reservoir	Peak discharge	=	0.96 cfs
Storm frequency	=	10 yrs	Time interval	=	6 min
Inflow hyd. No.	=	2	Max. Elevation	=	215.52 ft
Reservoir name	=	Pond	Max. Storage	=	25,267 cuft

Storage Indication method used. | Hydrograph Volume = 61,191 cuft



Pond Report

Pond No. 1 - Pond

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	211.00	4,190	0	0
1.00	212.00	5,012	4,601	4,601
1.50	212.50	5,522	2,634	7,235
2.00	213.00	5,669	2,798	10,032
3.00	214.00	5,965	5,817	15,849
4.00	215.00	6,260	6,113	21,962
5.00	216.00	6,556	6,408	28,370
6.00	217.00	6,851	6,704	35,073

Culvert / Orifice Structures

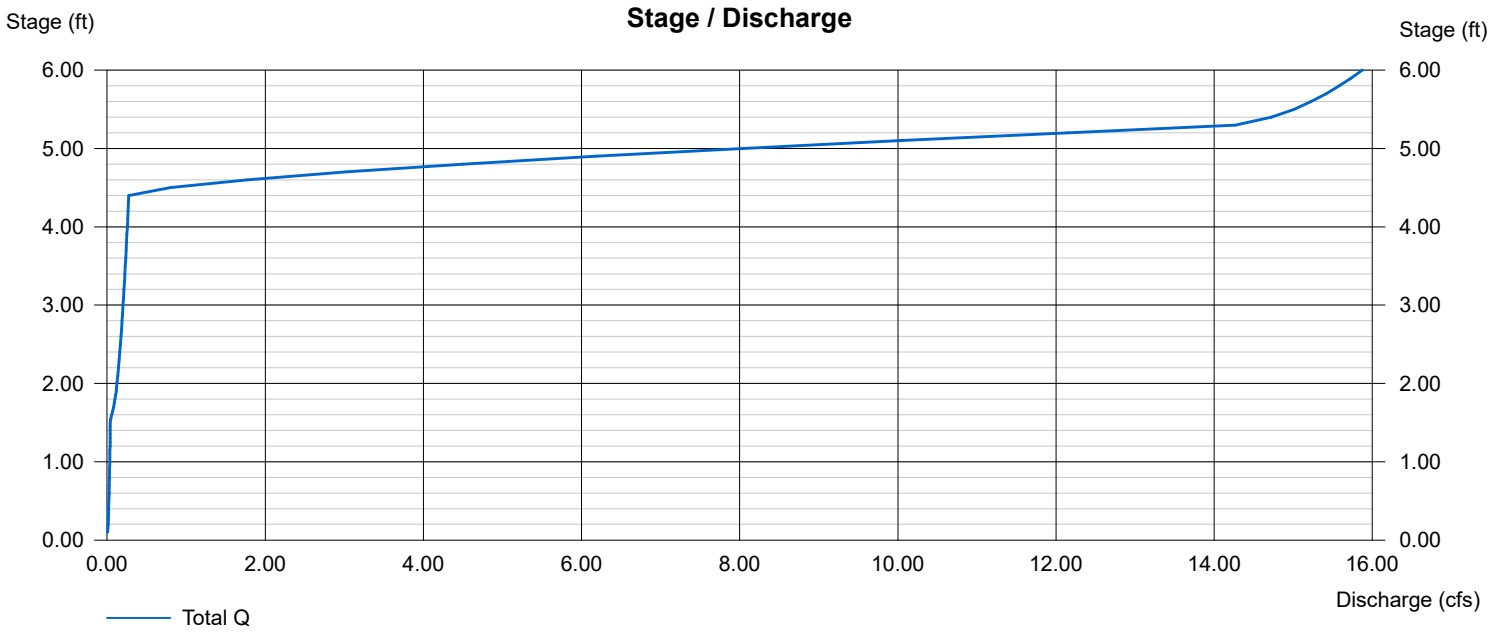
	[A]	[B]	[C]	[D]
Rise (in)	= 15.00	1.13	2.15	0.00
Span (in)	= 15.00	1.13	2.15	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 209.00	211.00	212.50	0.00
Length (ft)	= 10.00	0.00	0.00	0.00
Slope (%)	= 10.00	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 215.40	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Riser	---	---	---
Multi-Stage	= Yes	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Plot

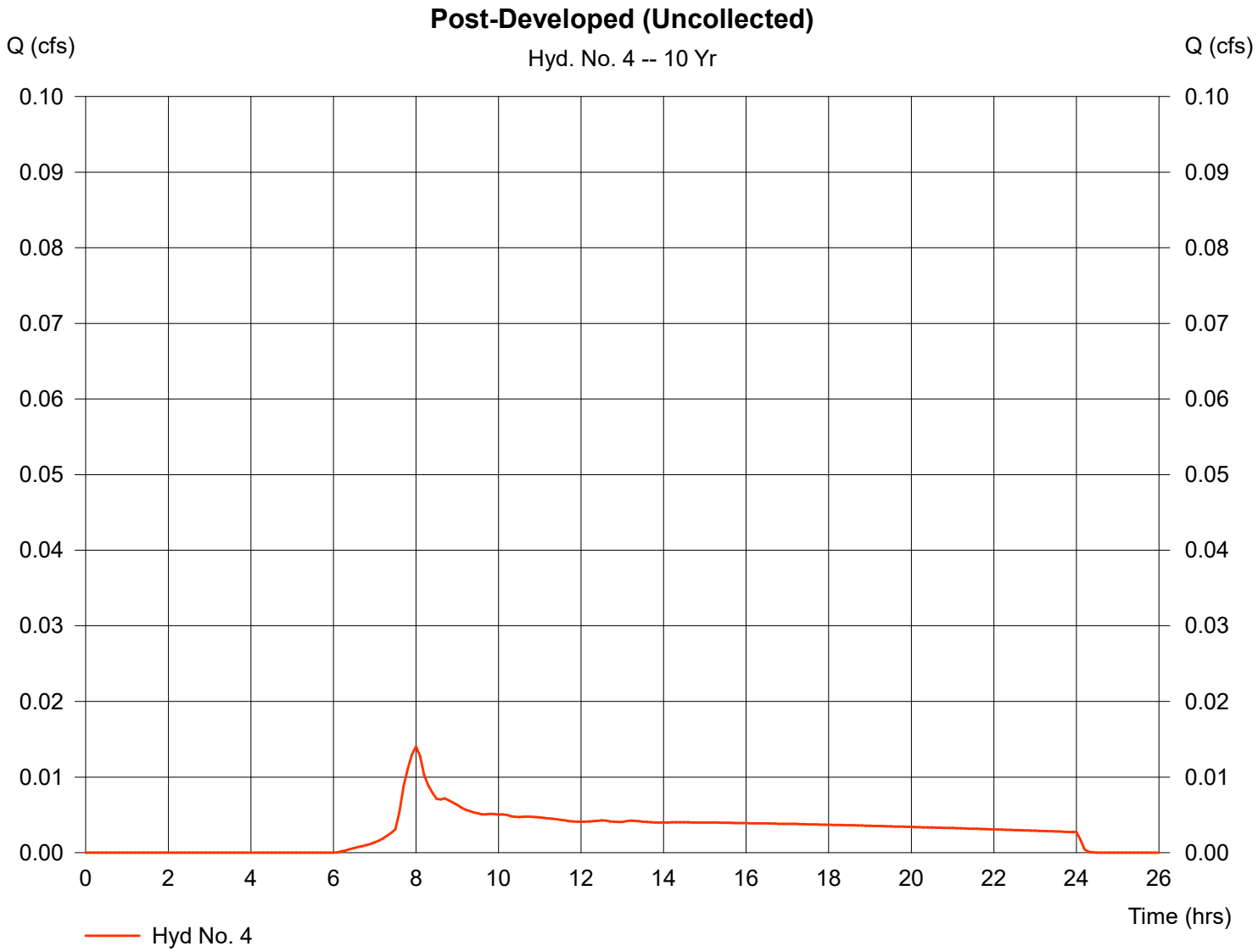
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:44 AM

Hyd. No. 4

Post-Developed (Uncollected)

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.01 cfs
Storm frequency	= 10 yrs	Time interval	= 6 min
Drainage area	= 0.060 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.45 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 263 cuft



Hydrograph Summary Report

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Maximum storage (cuft)	Hydrograph description
1	SBUH Runoff	1.96	6	486	46,162	----	------	------	Pre-Developed
2	SBUH Runoff	4.54	6	480	72,632	----	------	------	Post-Developed (Drains to Pond)
3	Reservoir	1.41	6	582	72,573	2	215.56	25,567	Detention
4	SBUH Runoff	0.02	6	480	332	----	------	------	Post-Developed (Uncollected)

Hydrograph Plot

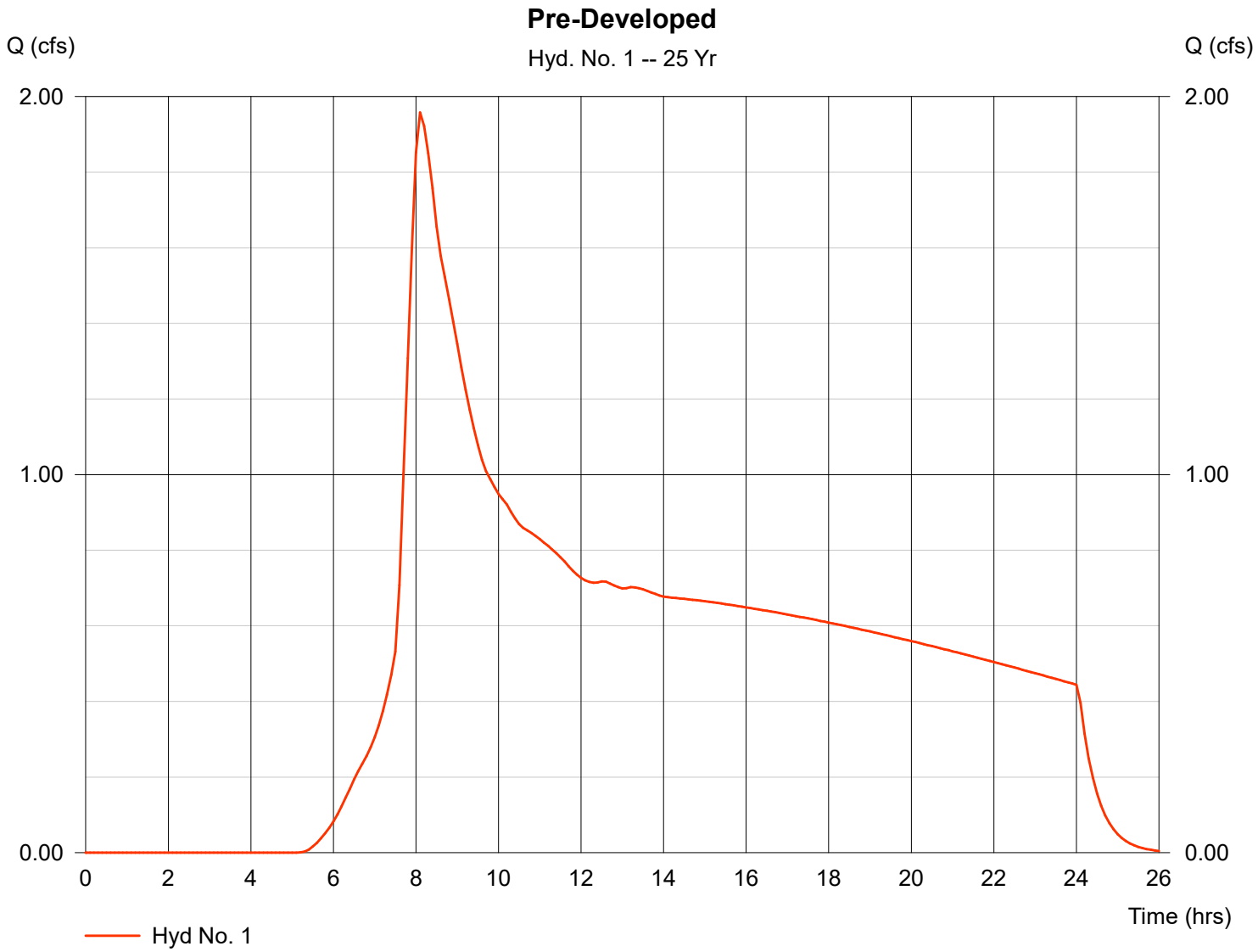
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:44 AM

Hyd. No. 1

Pre-Developed

Hydrograph type	= SBUH Runoff	Peak discharge	= 1.96 cfs
Storm frequency	= 25 yrs	Time interval	= 6 min
Drainage area	= 7.650 ac	Curve number	= 76
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 25.90 min
Total precip.	= 3.90 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 46,162 cuft



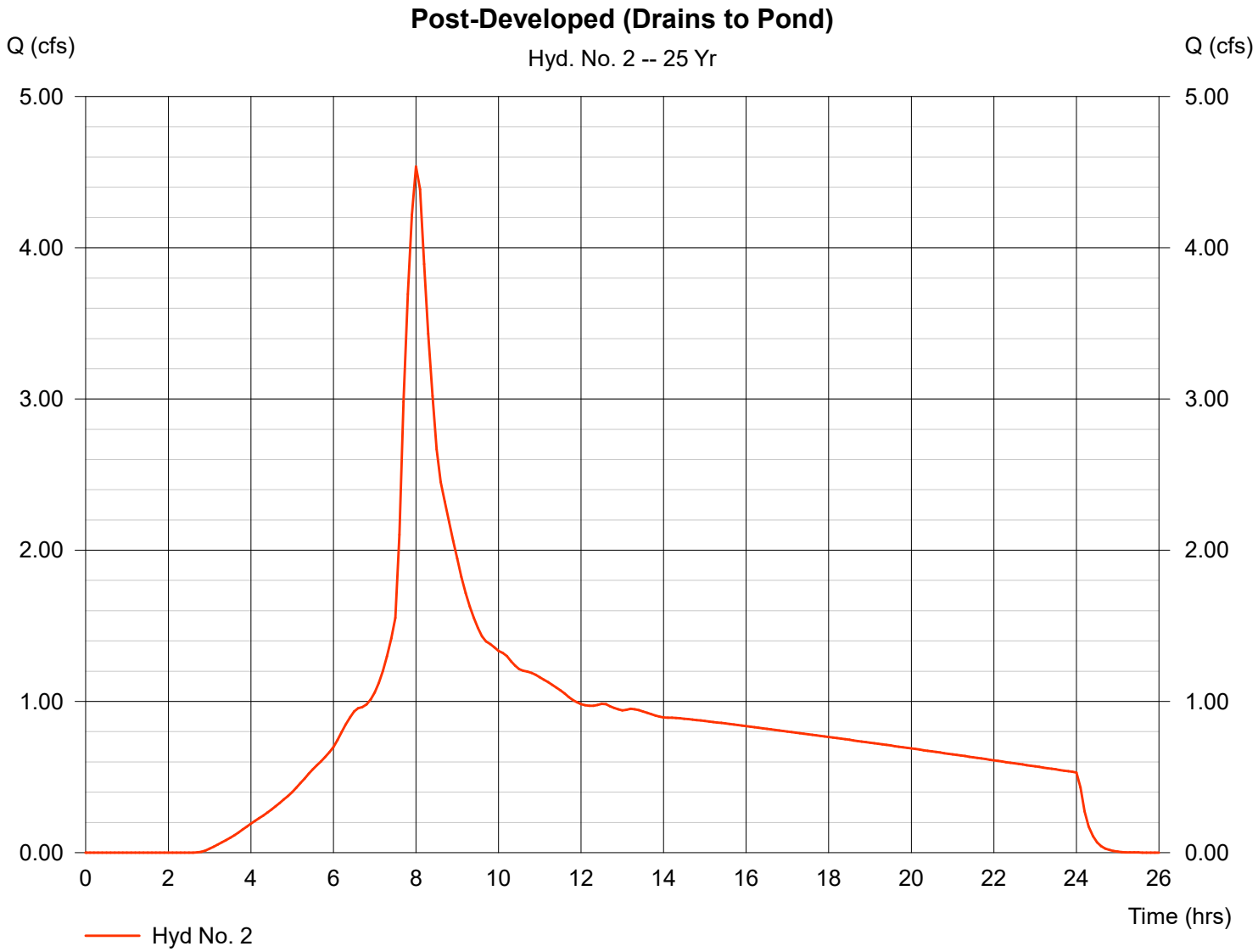
Hydrograph Plot

Hyd. No. 2

Post-Developed (Drains to Pond)

Hydrograph type	= SBUH Runoff	Peak discharge	= 4.54 cfs
Storm frequency	= 25 yrs	Time interval	= 6 min
Drainage area	= 7.590 ac	Curve number	= 88
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 13.30 min
Total precip.	= 3.90 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

Hydrograph Volume = 72,632 cuft



Hydrograph Plot

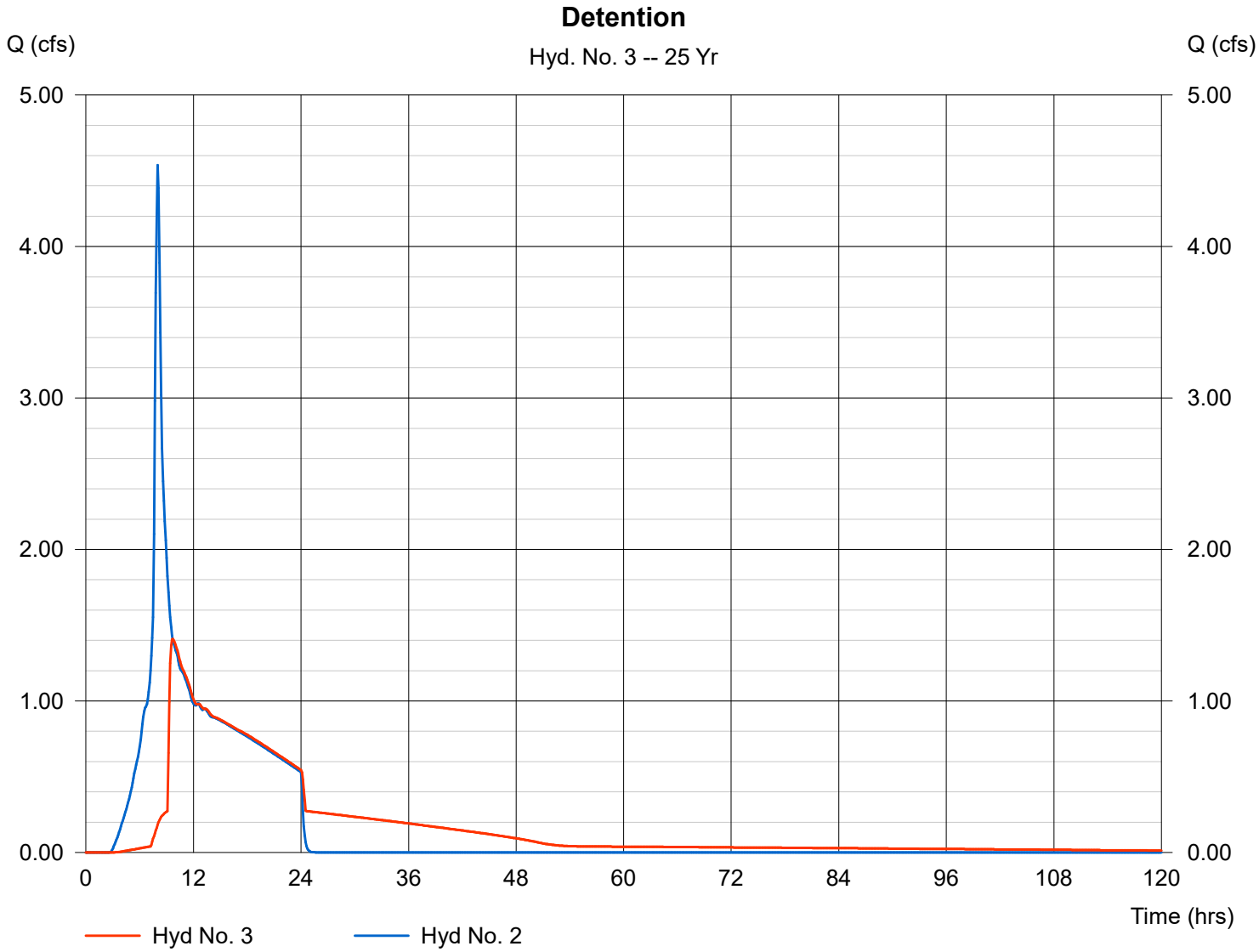
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:44 AM

Hyd. No. 3

Detention

Hydrograph type	=	Reservoir	Peak discharge	=	1.41 cfs
Storm frequency	=	25 yrs	Time interval	=	6 min
Inflow hyd. No.	=	2	Max. Elevation	=	215.56 ft
Reservoir name	=	Pond	Max. Storage	=	25,567 cuft

Storage Indication method used. | Hydrograph Volume = 72,573 cuft



Pond Report

Pond No. 1 - Pond

Pond Data

Pond storage is based on known contour areas. Average end area method used.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	211.00	4,190	0	0
1.00	212.00	5,012	4,601	4,601
1.50	212.50	5,522	2,634	7,235
2.00	213.00	5,669	2,798	10,032
3.00	214.00	5,965	5,817	15,849
4.00	215.00	6,260	6,113	21,962
5.00	216.00	6,556	6,408	28,370
6.00	217.00	6,851	6,704	35,073

Culvert / Orifice Structures

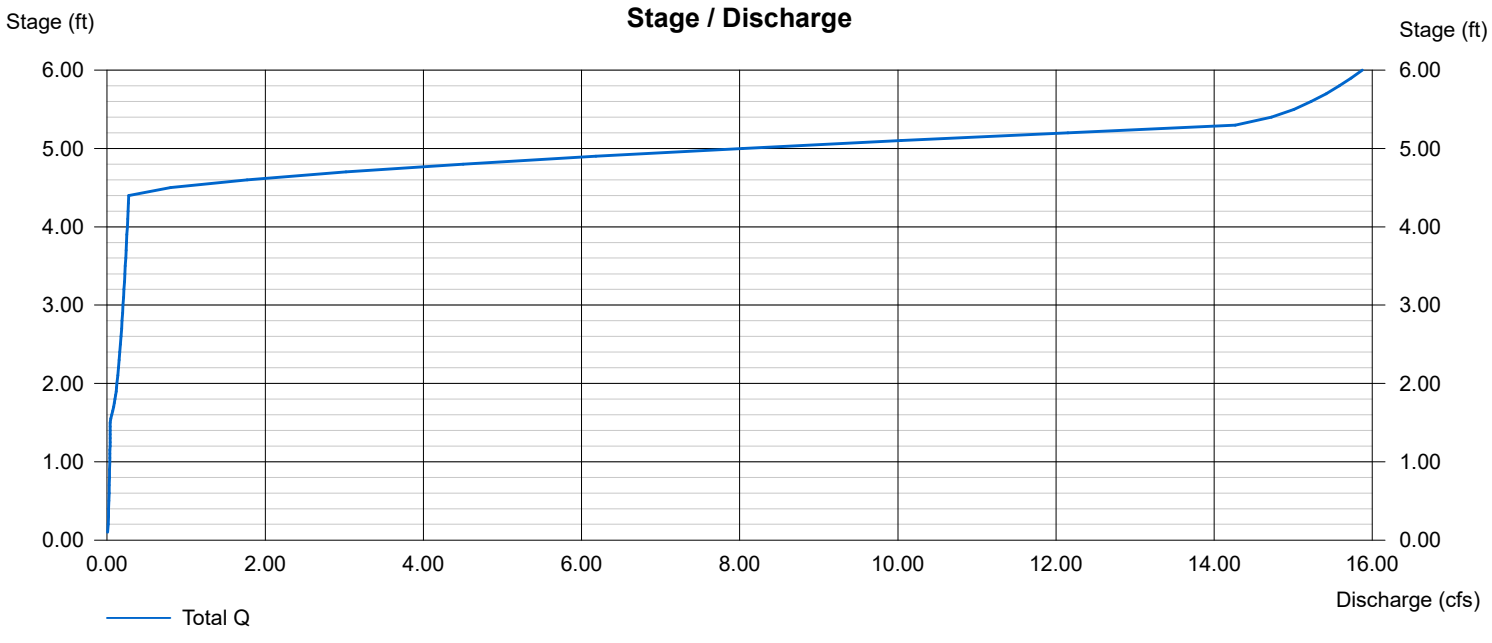
	[A]	[B]	[C]	[D]
Rise (in)	= 15.00	1.13	2.15	0.00
Span (in)	= 15.00	1.13	2.15	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 209.00	211.00	212.50	0.00
Length (ft)	= 10.00	0.00	0.00	0.00
Slope (%)	= 10.00	0.00	0.00	0.00
N-Value	= .013	.013	.013	.013
Orif. Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 5.00	0.00	0.00	0.00
Crest El. (ft)	= 215.40	0.00	0.00	0.00
Weir Coeff.	= 3.33	0.00	0.00	0.00
Weir Type	= Riser	---	---	---
Multi-Stage	= Yes	No	No	No

Exfiltration = 0.000 in/hr (Contour) Tailwater Elev. = 0.00 ft

Note: Culvert/Orifice outflows have been analyzed under inlet and outlet control.



Hydrograph Plot

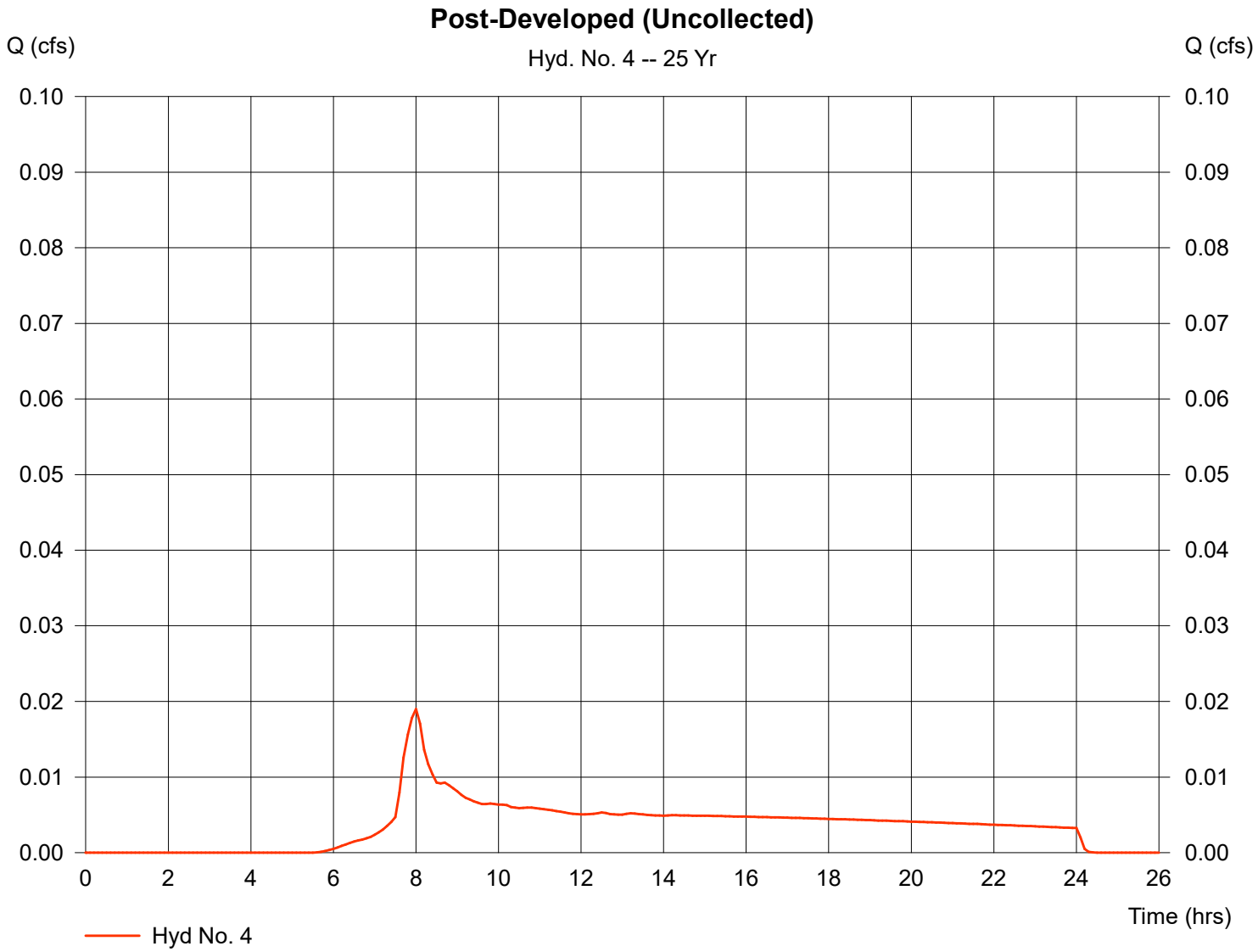
Hydraflow Hydrographs by Intelisolve | Tuesday, Mar 3 2026, 8:44 AM

Hyd. No. 4

Post-Developed (Uncollected)

Hydrograph type	= SBUH Runoff	Peak discharge	= 0.02 cfs
Storm frequency	= 25 yrs	Time interval	= 6 min
Drainage area	= 0.060 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= USER	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.90 in	Distribution	= Type IA
Storm duration	= 24 hrs	Shape factor	= N/A

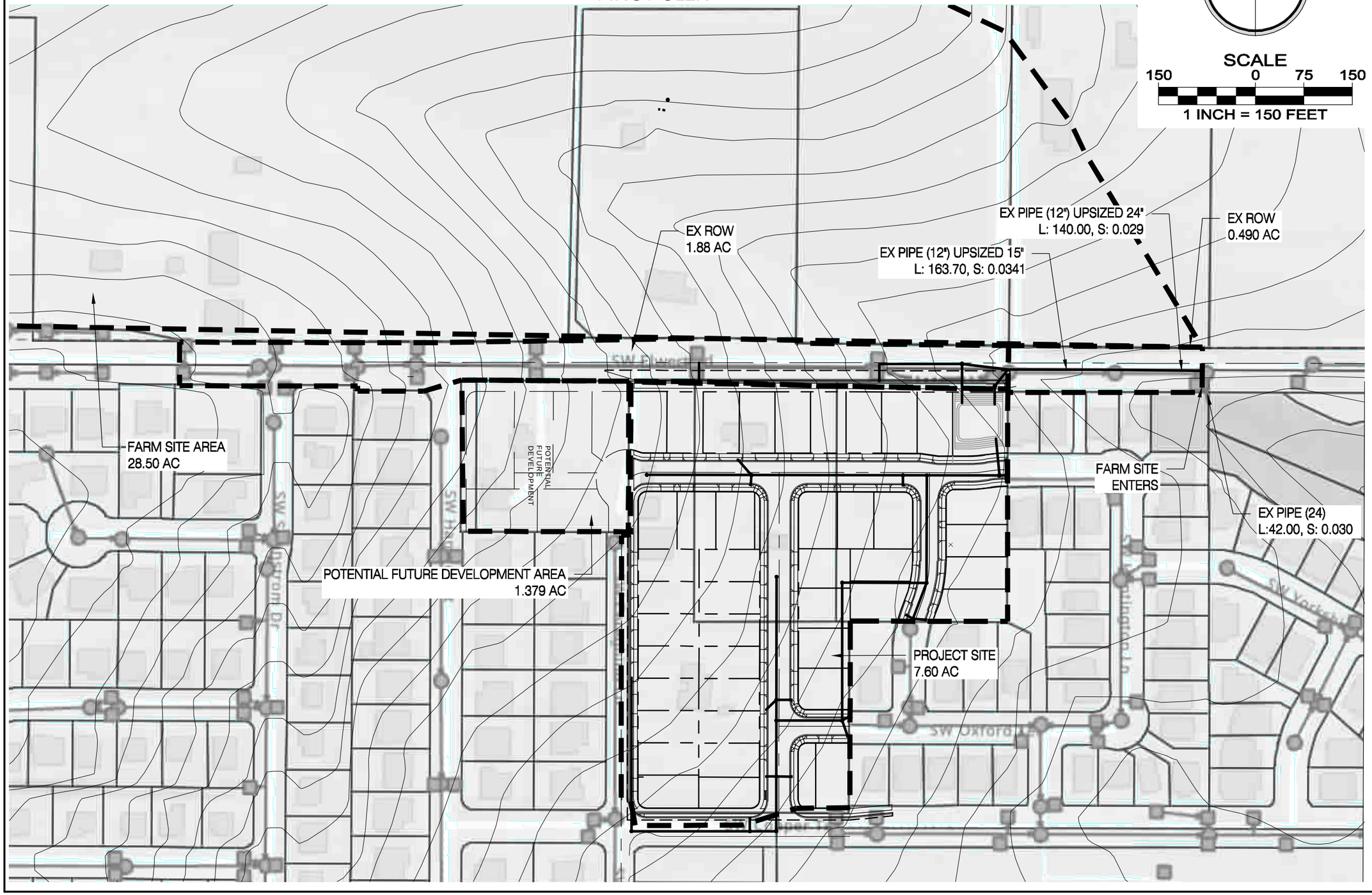
Hydrograph Volume = 332 cuft



APPENDIX C – DOWNSTREAM ANALYSIS – SW ELWERT ROAD

DOWNSTREAM ANALYSIS EXHIBIT

PINOT GLEN



PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
PH: 503.643.8286 PH: 808.753.2376
WWW.PD-GRP.COM

Designed by	WJD	Date	09/2025
Drawn by	RAS	Date	09/2025
Reviewed by	WJD	Date	09/2025
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

Project
PINOT GLEN

No.
131-035

Type
EXHIBIT

Sheet
1 of 1

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PIONEER DESIGN GROUP

SW ELWERT ROAD DOWNSTREAM ANALYSIS CAPACITY CALCULATIONS

JOB NUMBER: 131-035
PROJECT: Pinot Glen

FILE: 131035_hydro_planning_pdf
Design Storm: 25 YR
Storm Duration: 24 HRS
Precipitation: 3.9 IN
Manning's "n" 0.013

LINE	INC. AREA (AC)	AREA TOTAL (AC)	% IMP.	AREA PERV. (AC)	CN PER.	AREA IMP. (AC)	CN IMP.	TIME (MIN)	Q (CFS)	PIPE SIZE (IN)	SLOPE (FT/FT)	Qf (CFS)	Q/Qf (%)	Vf (FPS)	V/Vf (%)	ACTUAL V (FPS)	LENGTH (LF)	INC. TIME (MIN)
EX ROW	1.88	1.88	100.0	0.00	74	1.88	98	5.00	1.92									
PROJECT SITE - POST DEVELOPMENT	7.60	7.60	59.7	3.06	74	4.54	98	12.70	4.91									
FARM SITE	28.50	28.50	5.0	27.08	71	1.43	98	37.11	5.04									
POTENTIAL FUTURE DEVELOPMENT	1.38	1.38	65.0	0.48	74	0.90	98	5.00	1.08									
EX ROW	0.49	0.49	100.0	0.00	74	0.49	98	5.00	0.50									
EX PIPE (12")									7.91	12	0.0341	6.60	1.20	8.40	1.14	9.57	163.7	0.29
EX PIPE (12") - UPSIZED 15"									7.91	15	0.0341	11.96	0.66	9.75	1.10	10.70	163.7	0.25
EX PIPE (12")									7.91	12	0.0029	1.92	4.11	2.45	1.14	2.79	140.0	0.84
EX PIPE (12") - UPSIZED 24"									7.91	24	0.0029	12.21	0.65	3.89	1.09	4.23	140.0	0.55
EX PIPE (24")	39.85	39.85	23.16	30.62	71.85	9.23	98	37.11	10.73	24	0.0030	12.42	0.86	3.95	1.16	4.58	42.0	0.15

PIONEER DESIGN GROUP

UPSTREAM BASIN (FARM SITE) PREDEVELOPED TIME OF CONCENTRATION

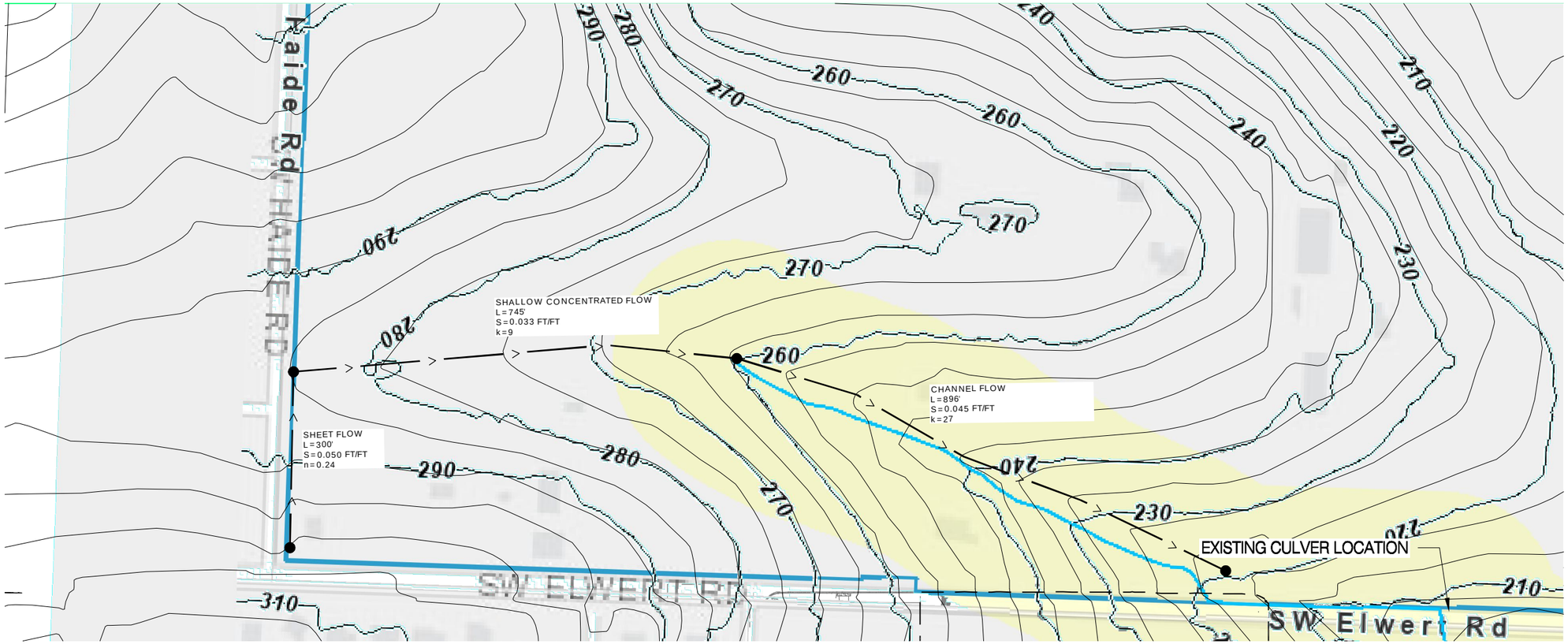
JOB NUMBER: 131-035
PROJECT: Pinot Glen

			Accum. Tc
LAG ONE: SHEET FLOW (FIRST 300 FEET)			
Tt = Travel time			
Manning's "n " =	0.24		
Flow Length, L =	300 ft	(300 ft. max.)	
P = 2-year, 24hr storm =	2.5 in		
Slope, S_0 =	0.050 ft/ft		
$T_T = \frac{(0.42)(n * L)^{0.8}}{(P)^{0.5}(S_0)^{0.4}}$	26.95 min.		26.95 min.
LAG TWO: SHALLOW CONCENTRATED FLOW (NEXT 745 FEET)			
Tc Velocity factor, k=	9		
Slope, S_0 =	0.033 ft/ft		
$V = k\sqrt{S_o}$	1.64 ft/s		
Flow Length, L =	745 ft		
$T = \frac{L}{(60)(V)}$	7.55 min.		34.50 min.
LAG THREE: CHANNEL FLOW (NEXT 896 FEET)			
Tc Velocity factor, k=	27		
Slope, S_0 =	0.045 ft/ft		
$V = k\sqrt{S_o}$	5.73 ft/s		
Flow Length, L =	896 ft		
$T = \frac{L}{(60)(V)}$	2.61 min.		37.11 min.

TOTAL PREDEVELOPED TIME OF CONCENTRATION (Tc) = 37.11 min.

UPSTREAM BASIN TIME OF CONCENTRATION (FARM SITE)

PINOT GLEN





SCALE

200 0 100 200

1 INCH = 200 FEET

PIONEER DESIGN GROUP

CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE

PORTLAND, OREGON PH: 503.643.8286 | HONOLULU, HAWAII PH: 808.753.2376

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Designed by	WJD	Date	09/2025
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Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

Project
PINOT GLEN

No.
131-035

Type
EXHIBIT

Sheet
1 of 1

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United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

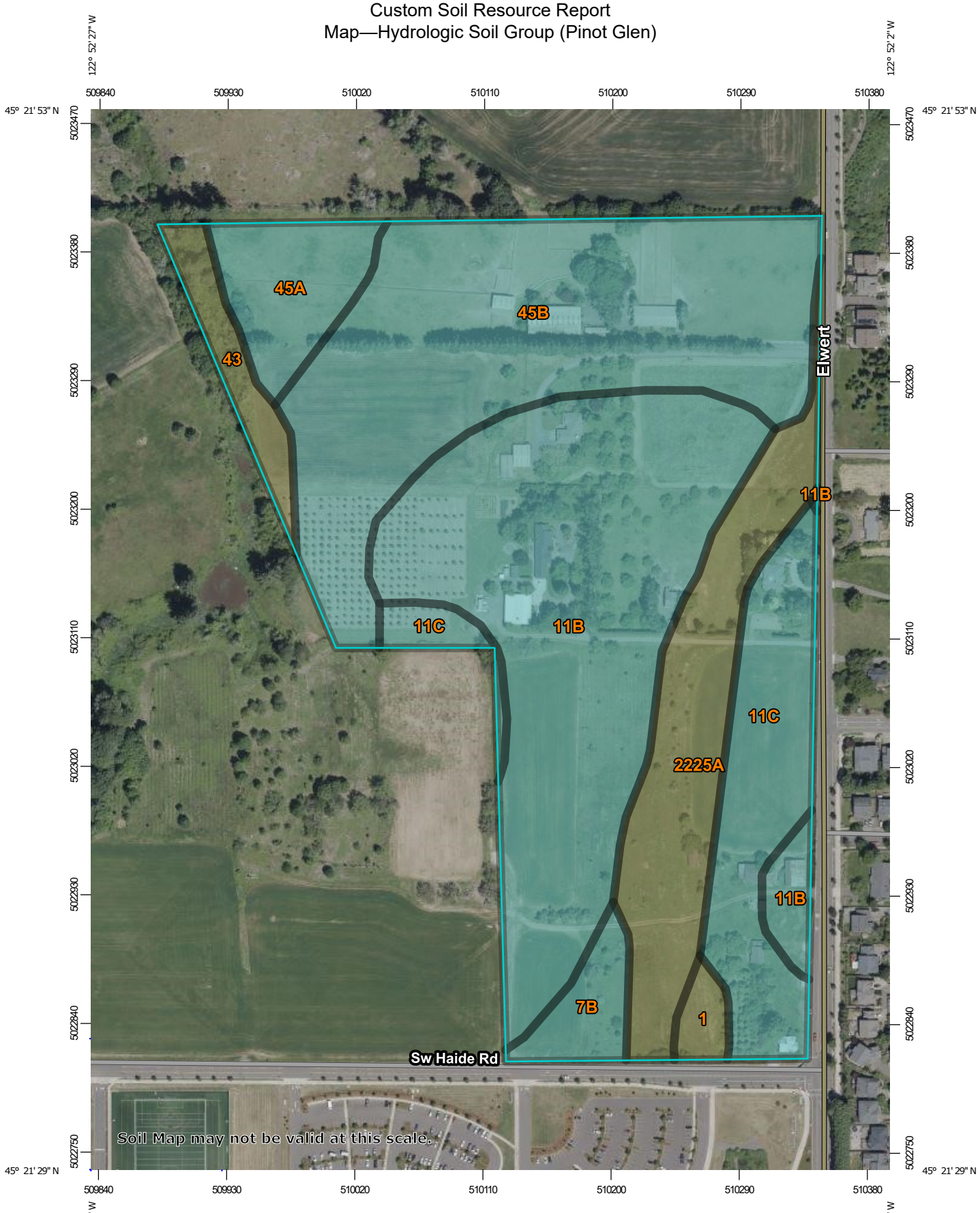
Custom Soil Resource Report for Washington County, Oregon

Pinot Glen Upstream Basin



September 23, 2025

Custom Soil Resource Report
Map—Hydrologic Soil Group (Pinot Glen)



Map Scale: 1:3,620 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

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 Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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 24, Aug 28, 2024

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

Date(s) aerial images were photographed: Mar 1, 2024—Jul 1, 2024

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.

Table—Hydrologic Soil Group (Pinot Glen)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Aloha silt loam	C/D	0.5	1.1%
7B	Cascade silt loam, 3 to 7 percent slopes	C	1.2	2.6%
11B	Cornelius and Kinton silt loams, 2 to 7 percent slopes	C	15.2	33.5%
11C	Cornelius and Kinton silt loams, 7 to 12 percent slopes	C	5.5	12.0%
43	Wapato silty clay loam	C/D	1.3	2.9%
45A	Woodburn silt loam, 0 to 3 percent slopes	C	2.4	5.2%
45B	Woodburn silt loam, 3 to 7 percent slopes	C	13.7	30.1%
2225A	Huberly silt loam, 0 to 3 percent slopes	C/D	5.7	12.6%
Totals for Area of Interest			**45.5**	**100.0%**

Rating Options—Hydrologic Soil Group (Pinot Glen)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Existing Outfall to Chicken Creek



Chicken Creek at Outfall Location



Chicken Creek Approximately 0.15 Miles Downstream of Outfall

EXHIBIT A5-s

Morgan Holen & Associates, LLC
Consulting Arborists and Urban Forest Management
971.409.9354
3 Monroe Parkway, Suite P 220
Lake Oswego, Oregon 97035
morgan@mholen.com

Riverside at Pinot Glen – Sherwood, Oregon
Tree and Woodland Inventory and Report
October 10, 2025

MHA25023

Purpose

This arborist report describes the tree and woodland inventory for the Riverside at Pinot Glen subdivision project in Sherwood, Oregon, pursuant to Sherwood Code Section 16.140.070. This report describes the existing trees located on the project site, provides recommendations for tree protection and removal, and explains how the City's tree canopy requirements are satisfied. This report is based on observations made by International Society of Arboriculture (ISA) Board Certified Master Arborist (PN-6145B) and Qualified Tree Risk Assessor Morgan Holen during a site visit conducted on August 1, 2025, and subsequent site plan coordination with Riverside Homes and Pioneer Design Group.

Scope of Work and Limitations

Morgan Holen & Associates, LLC, was contracted by Riverside Homes to collect tree inventory data for existing individual trees and develop an arborist report to address the tree retention requirements and required tree canopy standards in accordance with Sherwood Code Section 16.140.070, *Trees on Property Subject to Certain Land Use Applications*.

An existing conditions survey illustrating the location of existing trees by survey point number was provided to us prior to conducting the fieldwork. One site visit was performed to visually assess existing trees six inches and larger in diameter located on and directly adjacent to the project site. Visual Tree Assessment (VTA) is the standard process whereby the inspector visually assesses the tree from a distance and up close, looking for defect symptoms and evaluating overall condition and vitality of individual trees. Existing individual trees were evaluated in terms of species, diameter, crown radius, and general condition and inventory data was collected. VTA was limited at one off-site tree located on an adjacent private property, tree #1614, where observations were made from a distance and diameter was visually estimated. Trees located on lots in farm forest deferral were classified as Christmas trees or nut or fruit trees when applicable since trees planted for commercial agricultural purposes or subject to farm forest deferral are excluded from regulation under Section 16.140.070.

Following the tree inventory fieldwork, we coordinated with the Pioneer Design Group to review the preliminary site plan in terms of existing trees, assess whether trees must be removed to accommodate the development, provide recommendations on measures that must be taken to protect trees proposed for retention during the construction, and assist with preparation of the Tree and Woodland Plan drawing prepared by Pioneer Design Group (sheet P2.1). We also reviewed the proposed Street Tree, Open Space, and Water Quality Planting Plan in terms of the required tree canopy standards (sheet L1.0).

The client may choose to accept or disregard the recommendations contained herein, or seek additional advice. Neither this author nor Morgan Holen & Associates, LLC, have assumed any responsibility for liability associated with the trees on or adjacent to this site.

General Description

The Pinot Glen subdivision project is located on the east side of SW Elwert Road in Sherwood, Oregon, and includes tax lots 2S130CC00400, 2S130CC00600 and 2S130CC00700. Two existing homes are planned for demolition, along with a Christmas tree farm that covers most of tax lot 400 and the eastern portion of tax lot 700, both of which are currently subject to farm forest deferral. The project proposes to create 41 single family residential lots, new streets and sidewalks, open space tracts, and a stormwater facility. The total net development site, as calculated by Pioneer Design Group, is 221,040 square feet in size. There are no environmentally constrained areas on the site.

Tree Inventory

In all, 351 existing trees were surveyed and inventoried, including 26 different species. The inventoried trees range in size from 5- to 37-inches in diameter, with a mean diameter of 10-inches and a median diameter of 9-inches. In terms of condition, 236 trees were classified in good condition, 98 trees were classified in fair condition and 17 trees were classified in poor condition. A complete description of individual trees is provided in the enclosed tree data.

Of the 351 inventoried trees, one is located off-site on an adjacent private property to the south, 15 are located in adjacent public rights-of-way, and 335 are located on the project site. Of the 335 on-site trees, 265 are Christmas trees planted for commercial agricultural purposes on tax lots 400 and 700, including 162 Douglas-firs (*Pseudotsuga menziesii*), 102 grand firs (*Abies grandis*), and one noble fir (*Abies nobilis*). Another 26 trees on tax lot 700 are nut and fruit trees which may also have been planted for commercial agricultural purposes, including seven apples (*Malus* spp.), seven cherries (*Prunus* spp.), two pears (*Pyrus* spp.), six plums (*Prunus* spp.), and four black walnuts (*Juglans nigra*). The other 44 on-site trees include a mix of landscape trees and unmaintained natural regeneration.

Table 1 provides a summary of the count of trees by species and location with Christmas trees and nut and fruit trees subject to farm forest deferral listed separately.

Table 1. Count of Trees by Species and General Location – Pinot Glen Subdivision, Sherwood, OR.

Common Name	Species Name	Off-Site	ROW	On-Site TL400	On-Site TL600	On-Site TL700	Grand Total	Percent
Landscape Trees and Natural Regeneration		**1**	**15**	**1**	**16**	**27**	**60**	**17.1%**
American hornbeam	*Carpinus caroliniana*	-	5	-	-	-	5	8%
apple	*Malus* spp.	-	-	-	2	-	2	3%
bald cypress	*Taxodium distichum*	-	-	-	-	1	1	2%
black cottonwood	*Populus trichocarpa*	1	-	-	-	1	2	3%
black walnut	*Juglans nigra*	-	-	-	1	-	1	2%
dogwood	*Cornus* spp.	-	-	-	2	-	2	3%
Douglas-fir	*Pseudotsuga menziesii*	-	-	-	1	-	1	2%
English hawthorn^	*Crataegus monogyna*	-	-	-	2	-	2	3%
English walnut	*Juglans regia*	-	-	-	2	-	2	3%
European white birch^	*Betula pendula*	-	-	-	-	11	11	18%
Japanese maple	*Acer palmatum*	-	-	-	-	1	1	2%
linden	*Tilia* spp.	-	4	-	-	-	4	7%
mimosa tree	*Albizia julibrissin*	-	-	-	1	-	1	2%
Norway maple^	*Acer platanoides*	-	-	-	-	1	1	2%
pear	*Pyrus* spp.	-	-	-	1	-	1	2%
Port-Orford-cedar	*Chamaecyparis lawsoniana*	-	-	1	-	-	1	2%
red maple	*Acer rubrum*	-	5	-	-	-	5	8%
saucer magnolia	*Magnolia* x *soulangeana*	-	-	-	-	1	1	2%
Scouler's willow	*Salix scouleriana*	-	-	-	1	-	1	2%
spruce	*Picea* spp.	-	-	-	-	1	1	2%
sweet cherry^	*Prunus avium*	-	1	-	3	-	4	7%
white ash	*Fraxinus americana*	-		-	-	10	10	17%
Christmas Trees Subject to Farm Forest Deferral		**0**	**0**	**177**	**0**	**88**	**265**	**75.5%**
Douglas-fir	*Pseudotsuga menziesii*	-	-	74	-	88	162	61%
grand fir	*Abies grandis*	-	-	102	-	-	102	38%
noble fir	*Abies nobilis*	-	-	1	-	-	1	0.4%
Fruit and Nut Trees Subject to Farm Forest Deferral		**0**	**0**	**0**	**0**	**26**	**26**	**7.4%**
apple	*Malus* spp.	-	-	-	-	7	7	27%
black walnut	*Juglans nigra*	-	-	-	-	4	4	15%
cherry	*Prunus* spp.	-	-	-	-	7	7	27%
pear	*Pyrus* spp.	-	-	-	-	2	2	8%
plum	*Prunus* spp.	-	-	-	-	6	6	23%
Grand Total		**1**	**15**	**178**	**16**	**141**	**351**	
Percent		0.3%	4.3%	50.7%	4.6%	40.2%		**100%**

^Identifies species widely accepted as being invasive in our region.

Tree Plan

Of all 351 inventoried trees, 11 off-site trees located in public rights-of-way well beyond proposed construction are classified as unaffected and no tree protection measures are needed (trees #10897, #10900, #10903, #10906, #12289, #12290, #12294, #12296, #12299, #12399, #13017). Four off-site trees are planned for retention with tree protection measures during construction including one black cottonwood (*Populus trichocarpa*) measuring approximately 22-inches in diameter located on an adjacent private property to the south (tree #1614) and three 6- to 7-inch diameter American hornbeams (*Carpinus caroliniana*) located in public rights-of-way adjacent to proposed street extensions for the subdivision development (trees #12398, #13015 and #13016). Tree protection specifications consistent with Sherwood Code Section 16.140.070.G are provided at the end of this report and should be copied onto construction documents as direction to the contractor.

The other 336 trees are planned for removal for the purposes of construction including all 335 on-site trees and one 12-inch diameter invasive sweet cherry (*Prunus avium*) located in the SW Elwert Road right-of-way where sidewalk construction is proposed for frontage improvements (tree #1954). Table 2 provides a summary of proposed treatments by location as illustrated on the Tree and Woodland Plan drawing prepared by Pioneer Design Group with Christmas trees and nut and fruit trees subject to farm forest deferral listed separately.

Table 2. Count of Trees by Treatment and General Location – Pinot Glen Subdivision, Sherwood, OR.

Treatment	Off-Site	ROW	On-Site	Total	Percent
Unaffected	-	11	-	**11**	3%
Retain	1	3	-	**4**	1%
Remove:	-	1	335	**336**	96%
Landscape Trees and Natural Regeneration		*1*	*44*	*45*	*13%*
Trees Subject to Farm Forest Deferral		-	*291*	*291*	*87%*
Total	**1**	**15**	**335**	**351**	
Percent	0.3%	4.3%	95.4%		**100%**

The 335 on-site trees planned for removal include the 265 Christmas trees and 26 nut and fruit trees on tax lots subject to farm forest deferral and 44 landscape trees and natural regeneration scattered around existing homes and yard areas that are described below:

- Six nut and fruit trees located on tax lot 600, which is not subject to farm forest deferral, including two apples in poor condition measuring 8- and 14-inches in diameter each (trees #13009 and #13011), one 13-inch diameter black walnut in fair condition (tree #1293), two English walnuts in poor condition with one measuring 22-inches in diameter and the other with 10- and 12-inch diameter codominant stems (trees #1291 and #1615), and one 10-inch diameter pear in poor condition (tree #1287).
- Seventeen invasive species trees including two English hawthorns (*Crataegus monogyna*) in fair and poor condition measuring 15- and 12-inch diameter each (trees #1611 and #13010), eleven European white birches in fair to good condition measuring 9- to 15-inches in diameter (trees #1602, #1603, #1606, #1609, #1633, #1634, #1639, #2992, #2993, #2994, #2995), one 6-inch diameter Norway maple in fair condition (tree #2967) and three sweet cherries in fair condition measuring 7- to 9-inches in diameter each (trees #1637, #1638 and #13013).

- Fifteen non-native but non-invasive trees including one 18-inch diameter bald cypress (*Taxodium distichum*) in fair condition but with an old broken top and off-center leader, one 8-inch diameter Japanese maple (*Acer palmatum*) in good condition, one mimosa tree (*Albizia julibrissin*) with two 7-inch diameter codominant stems in poor condition (tree #13012), one 14-inch diameter saucer magnolia in fair condition (tree #13000), one 18-inch diameter spruce (*Picea* spp.) in fair condition but with lower trunk damage and minor lean to the south, and 10 white ashes in fair condition measuring 7- to 11-inches in diameter each, most of which have codominant and multiple leaders and all susceptible to Emerald ash borer infestation (*Agrilus planipennis*) (trees #1604, #1605, #1607, #1608, #1610, #1628, #1629, #1630, #1631, #1632).
- Six native species trees including one 5.5-inch diameter black cottonwood in good condition (tree #13014), two dogwoods (*Cornus* spp.) in fair condition measuring 14- and 11-inches in diameter each (trees #1612 and #1613), one 37-inch diameter Douglas-fir in good condition (tree #1269), one 18-inch diameter Port-Orford-cedar (*Chamaecyparis lawsoniana*) in good condition that could have been planted as a Christmas tree (tree #1625), and one multi-stemmed Scouler's willow (*Salix scouleriana*) in fair condition (tree #1288).

These 44 trees as well as the 265 Christmas trees, 26 nut and fruit trees, and one tree in the SW Elwert Road right-of-way are planned for removal to accommodate the proposed development including streets, sidewalks, homebuilding, a stormwater facility, retaining walls, underground utilities and required grading. The Tree and Woodland plan drawing prepared by Pioneer Design group shows the location of trees with number labels corresponding to the inventory and the proposed construction impacts demonstrating the various reasons for tree removal.

We looked especially hard at opportunities to preserve trees #1269 and #1625, the 37-inch diameter Douglas-fir and the 18-inch diameter Port-Orford-cedar, both of which are in generally good condition and the relatively highest quality existing trees. Based on the crown radius of tree #1269, a minimum 30-foot radius tree protection zone is needed, but this tree is located within the proposed SW Derby Terrace right-of-way and the entire critical root zone will be impacted by grading, street, curb and sidewalk construction. The crown radius of tree #1625 is just 15-feet, but an additional 10-foot radius of tree protection would be recommended because the species is highly susceptible to Port-Orford-cedar root disease caused by *Phytophthora lateralis*, a fungus-like microorganism that spreads through water and soil. Regardless, this tree is located just beyond the proposed right-of-way in the front of lot 26 and the entire critical root zone will be impacted by grading for homebuilding on lots 26 and 27 as well as street, curb and sidewalk construction. These trees cannot be adequately protected considering their placement on the site, required grading, and street and sidewalk construction.

Required Tree Canopy

Sherwood Code Section 16.140.070.D(2) requires that the net development site of a residential development achieve a minimum 40-percent tree canopy. This requirement can be achieved by retaining existing trees or planting new trees. Existing trees provide double canopy credit based on existing canopy spreads; however, none of the trees planned for retention provide canopy credit because they are located off-site on an adjacent private property and in public rights-of-way. Canopy credit for trees proposed to be planted is based on the expected mature canopy of each species and is counted for each tree regardless of an overlap of multiple tree canopies. The total size of the net development area, provided by Pioneer Design Group, is 221,040 square feet. Therefore, a minimum of 88,416 square feet of tree canopy is required (221,040 x 0.40 = 88,416).

Registered Landscape Architect Curtis Alan Riley with Cascara Land Design prepared the Street Tree, Open Space, and Water Quality Planting Plan. Tree species and locations were determined by the Landscape Architect. Sheet L1.0 lists the mature canopy area for each proposed tree species along with a tree canopy area calculation for the proposed planted trees.

The total proposed tree canopy is 104,494 square feet. Therefore, the minimum required tree canopy is satisfied (104,494 / 221,040 = 47%). In addition, numerous other shrubs, grasses and groundcover plants are proposed in open space tracts and the stormwater facility.

Tree Protection Specifications

The trees planned for retention will need special consideration to assure their protection during construction. The following tree protection notes should be copied onto construction documents as direction for the contractor:

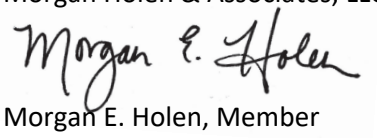
1. **Tree Protection Zone.** The Tree Protection Zone (TPZ) is defined as the dripline of protected trees regardless of the location of protection fencing; TPZs are depicted on the Tree and Woodland Plan for trees requiring protection. Any work that is performed beneath the dripline of a protected tree shall be monitored and documented by the project arborist. Areas of TPZ encroachment requiring the developer to coordinate with the project arborist are shaded on the Tree and Woodland Plan.
2. **Protection Fencing**. Trees to be preserved shall be protected by installation of tree protection fencing as depicted on the Tree and Woodland Plan to prevent injury to tree trunks or roots, or soil compaction. Protection fencing shall be minimum 3.5-foot-tall orange plastic mesh fencing on metal stakes, installed prior to any ground disturbing activity and maintained in good repair throughout construction. The protection fencing shall not be moved, removed or entered by equipment without prior approval of the project arborist; adjustments to the location of protection fencing shall be documented by the project arborist. Trees located more than 30-feet from construction activity should not require fencing.
3. **Prohibitions.** No soil compaction or materials or spoils storage shall be allowed within the TPZ. Without authorization from the project arborist, none of the following shall occur beneath the dripline of any protected tree:
    a. Grade change or cut and fill;
    b. New impervious surfaces;
    c. Utility or drainage field placement; or
    d. Vehicle maneuvering.

    Root protection zones may be entered for tasks like surveying, measuring, and sampling. Fences must be closed upon completion of these tasks. Construction that is necessary beneath protected tree driplines shall be performed under arborist supervision.
4. **Erosion Control.** Silt fencing required to be installed within TPZs shall not be trenched in per manufacturer specifications to avoid root damage. Instead, roll the base of the silt fence around a straw wattle and stake the wattle securely into the ground or use compost socks or other techniques that avoid tree root impacts.

5. **Grading Beneath Protected Tree Driplines.** Grading that is required beneath the dripline of protected tree #1614 shall be performed under arborist supervision. Tree protection fencing shall be established at the dripline of tree #1614 at the start of construction and the Developer shall coordinate with the project arborist in a timely manner prior to adjusting the tree protection fencing to monitor and document grading that is necessary for homebuilding on lot 11. If crown pruning is needed for building clearance, pruning shall be performed by an experienced, licensed, bonded and insured tree service provider following International Society of Arboriculture Best Management Practices for Pruning and ANSI A300 Pruning Standards.

Please contact us if you have questions or need any additional information. Thank you for choosing Morgan Holen & Associates to provide consulting arborist services for the Riverside at Pinot Glen subdivision project.

Thank you,
Morgan Holen & Associates, LLC



Morgan E. Holen, Member
ISA Board Certified Master Arborist, PN-6145B
ISA Tree Risk Assessment Qualified
SAF Certified Urban and Community Forester, No. 62193

Enclosures: MHA25023 Pinot Glen – Tree Data 08-01-2025

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral: Christmas Tree	Farm Forest Deferral: Orchard Tree	Species Type	Comments	Treatment[5]
1269	TL600	Douglas-fir	*Pseudotsuga menziesii*	37	30	G	No	No	Native		Remove
1287	TL600	pear	*Pyrus* spp.	10	10	P	No	No	Non-native	Multiple stems, extensive blackberry	Remove
1288	TL600	Scouler's willow	*Salix scouleriana*	11,12, 13,14	16	F	No	No	Native		Remove
1291	TL600	English walnut	*Juglans regia*	22	32	P	No	No	Non-native	Dieback, decline	Remove
1293	TL600	black walnut	*Juglans nigra*	13	25	F	No	No	Non-native	Poor trunk structure, weaving through tree 1291	Remove
1296	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	9	G	Yes	No	Native		Remove
1297	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	11	G	Yes	No	Native		Remove
1601	TL700	bald cypress	*Taxodium distichum*	18	19	F	No	No	Non-native	Old broken top, off-center leader	Remove
1602	TL700	European white birch	*Betula pendula*	11	16	F	No	No	Invasive		Remove
1603	TL700	European white birch	*Betula pendula*	9	11	F	No	No	Invasive		Remove
1604	TL700	white ash	*Fraxinus americana*	7	17	F	No	No	Non-native		Remove
1605	TL700	white ash	*Fraxinus americana*	7	17	F	No	No	Non-native		Remove
1606	TL700	European white birch	*Betula pendula*	11	12	G	No	No	Invasive		Remove
1607	TL700	white ash	*Fraxinus americana*	7	20	F	No	No	Non-native	Codominant leaders	Remove
1608	TL700	white ash	*Fraxinus americana*	7	14	F	No	No	Non-native		Remove
1609	TL700	European white birch	*Betula pendula*	11	15	G	No	No	Invasive		Remove
1610	TL700	white ash	*Fraxinus americana*	8	17	F	No	No	Non-native	Codominant leaders	Remove
1611	TL600	English hawthorn	*Crataegus monogyna*	15	13	F	No	No	Invasive	Numerous leaders and sprouts	Remove
1612	TL600	dogwood	*Cornus* spp.	11	14	F	No	No	Native		Remove
1613	TL600	dogwood	*Cornus* spp.	14	17	F	No	No	Native		Remove
1614	Off-site	black cottonwood	*Populus trichocarpa*	22	25	G	No	No	Native		Protect
1615	TL600	English walnut	*Juglans regia*	10,12	21	P	No	No	Non-native	Dieback, blackberries	Remove
1616	TL400	grand fir	*Abies grandis*	16	9	G	Yes	No	Native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
1617	TL400	grand fir	*Abies grandis*	8	8	F	Yes	No	Native		Remove
1619	TL400	grand fir	*Abies grandis*	7	6	G	Yes	No	Native		Remove
1620	TL400	grand fir	*Abies grandis*	12	9	G	Yes	No	Native		Remove
1621	TL400	Douglas-fir	*Pseudotsuga menziesii*	6	6	G	Yes	No	Native		Remove
1622	TL400	grand fir	*Abies grandis*	8	8	G	Yes	No	Native		Remove
1623	TL400	grand fir	*Abies grandis*	5,8	7	F	Yes	No	Native		Remove
1624	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	7	G	Yes	No	Native		Remove
1625	TL400	Port-Orford-cedar	*Chamaecyparis lawsoniana*	18	15	G	No	No	Native	Christmas lights strung throughout	Remove
1626	TL400	Douglas-fir	*Pseudotsuga menziesii*	8	8	G	Yes	No	Native		Remove
1627	TL700	plum	*Prunus* spp.	14	15	F	No	Yes	Non-native	Numerous leaders and sprouts	Remove
1628	TL700	white ash	*Fraxinus americana*	9	13	F	No	No	Non-native	Multiple leaders	Remove
1629	TL700	white ash	*Fraxinus americana*	11	16	F	No	No	Non-native	Multiple leaders	Remove
1630	TL700	white ash	*Fraxinus americana*	9	18	F	No	No	Non-native	Codominant leaders	Remove
1631	TL700	white ash	*Fraxinus americana*	9	19	F	No	No	Non-native	Codominant leaders	Remove
1632	TL700	white ash	*Fraxinus americana*	8	20	F	No	No	Non-native	Codominant leaders	Remove
1633	TL700	European white birch	*Betula pendula*	13	13	F	No	No	Invasive		Remove
1634	TL700	European white birch	*Betula pendula*	10	13	F	No	No	Invasive		Remove
1635	TL700	plum	*Prunus* spp.	16	16	F	No	Yes	Non-native	Numerous sprouts, dead branches	Remove
1636	TL700	cherry	*Prunus* spp.	10	11	P	No	Yes	Non-native	Severe blackberry infestation	Remove
1637	TL600	sweet cherry	*Prunus avium*	7	10	F	No	No	Invasive		Remove
1638	TL600	sweet cherry	*Prunus avium*	9	12	F	No	No	Invasive		Remove
1639	TL700	European white birch	*Betula pendula*	13	14	F	No	No	Invasive	Leans south, growing up through roof of covered area adjacent to barn	Remove
1640	TL700	pear	*Pyrus* spp.	10	9	F	No	Yes	Non-native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
1641	TL700	pear	*Pyrus* spp.	10	9	F	No	Yes	Non-native	Dead and broken branches	Remove
1642	TL700	apple	*Malus* spp.	14	11	F	No	Yes	Non-native	Crown decay	Remove
1643	TL700	apple	*Malus* spp.	16	14	F	No	Yes	Non-native	Trunk decay	Remove
1644	TL700	plum	*Prunus* spp.	10	13	P	No	Yes	Non-native	Dieback, declining	Remove
1645	TL700	cherry	*Prunus* spp.	7,10,11	18	F	No	Yes	Non-native	Multiple stems	Remove
1801	TL400	grand fir	*Abies grandis*	6	3	P	Yes	No	Native		Remove
1802	TL400	noble fir	*Abies nobilis*	5	5	G	Yes	No	Native		Remove
1803	TL400	Douglas-fir	*Pseudotsuga menziesii*	12	13	G	Yes	No	Native		Remove
1804	TL400	grand fir	*Abies grandis*	11	10	G	Yes	No	Native		Remove
1805	TL400	grand fir	*Abies grandis*	10	9	G	Yes	No	Native		Remove
1806	TL400	Douglas-fir	*Pseudotsuga menziesii*	11	9	F	Yes	No	Native		Remove
1807	TL400	Douglas-fir	*Pseudotsuga menziesii*	10	11	G	Yes	No	Native		Remove
1808	TL400	Douglas-fir	*Pseudotsuga menziesii*	11	10	G	Yes	No	Native		Remove
1809	TL400	Douglas-fir	*Pseudotsuga menziesii*	16	13	G	Yes	No	Native		Remove
1810	TL400	grand fir	*Abies grandis*	10	9	G	Yes	No	Native		Remove
1811	TL400	grand fir	*Abies grandis*	11	10	F	Yes	No	Native		Remove
1812	TL400	grand fir	*Abies grandis*	5	5	F	Yes	No	Native		Remove
1813	TL400	Douglas-fir	*Pseudotsuga menziesii*	10	10	F	Yes	No	Native		Remove
1814	TL400	Douglas-fir	*Pseudotsuga menziesii*	11	12	F	Yes	No	Native		Remove
1815	TL400	Douglas-fir	*Pseudotsuga menziesii*	5	5	P	Yes	No	Native		Remove
1816	TL400	Douglas-fir	*Pseudotsuga menziesii*	6	7	P	Yes	No	Native		Remove
1817	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	7	F	Yes	No	Native		Remove
1818	TL400	Douglas-fir	*Pseudotsuga menziesii*	10	10	F	Yes	No	Native		Remove
1819	TL400	Douglas-fir	*Pseudotsuga menziesii*	8	7	F	Yes	No	Native		Remove
1820	TL400	Douglas-fir	*Pseudotsuga menziesii*	10	10	F	Yes	No	Native		Remove
1821	TL400	Douglas-fir	*Pseudotsuga menziesii*	10	10	F	Yes	No	Native		Remove
1822	TL400	Douglas-fir	*Pseudotsuga menziesii*	8	9	F	Yes	No	Native		Remove
1823	TL400	grand fir	*Abies grandis*	10	9	G	Yes	No	Native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
1824	TL400	grand fir	*Abies grandis*	8	6	F	Yes	No	Native		Remove
1825	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	7	F	Yes	No	Native		Remove
1826	TL400	grand fir	*Abies grandis*	8	9	F	Yes	No	Native		Remove
1827	TL400	Douglas-fir	*Pseudotsuga menziesii*	10	10	F	Yes	No	Native		Remove
1828	TL400	grand fir	*Abies grandis*	11	9	G	Yes	No	Native		Remove
1829	TL400	Douglas-fir	*Pseudotsuga menziesii*	11	12	F	Yes	No	Native		Remove
1830	TL400	grand fir	*Abies grandis*	8	8	F	Yes	No	Native		Remove
1831	TL400	Douglas-fir	*Pseudotsuga menziesii*	14	12	F	Yes	No	Native		Remove
1832	TL400	grand fir	*Abies grandis*	20	12	G	Yes	No	Native		Remove
1833	TL400	grand fir	*Abies grandis*	10	9	G	Yes	No	Native		Remove
1834	TL400	Douglas-fir	*Pseudotsuga menziesii*	10	9	F	Yes	No	Native		Remove
1835	TL400	Douglas-fir	*Pseudotsuga menziesii*	10	9	F	Yes	No	Native		Remove
1836	TL400	Douglas-fir	*Pseudotsuga menziesii*	10	10	F	Yes	No	Native		Remove
1837	TL400	Douglas-fir	*Pseudotsuga menziesii*	8	6	F	Yes	No	Native		Remove
1838	TL400	grand fir	*Abies grandis*	10	9	G	Yes	No	Native		Remove
1839	TL400	Douglas-fir	*Pseudotsuga menziesii*	12	12	F	Yes	No	Native		Remove
1840	TL400	Douglas-fir	*Pseudotsuga menziesii*	9	14	F	Yes	No	Native		Remove
1841	TL400	Douglas-fir	*Pseudotsuga menziesii*	14	12	G	Yes	No	Native		Remove
1842	TL400	Douglas-fir	*Pseudotsuga menziesii*	14	11	G	Yes	No	Native		Remove
1843	TL400	Douglas-fir	*Pseudotsuga menziesii*	9	8	F	Yes	No	Native		Remove
1844	TL400	Douglas-fir	*Pseudotsuga menziesii*	13	13	G	Yes	No	Native		Remove
1845	TL400	Douglas-fir	*Pseudotsuga menziesii*	12	13	F	Yes	No	Native		Remove
1846	TL400	Douglas-fir	*Pseudotsuga menziesii*	15	14	F	Yes	No	Native		Remove
1847	TL400	Douglas-fir	*Pseudotsuga menziesii*	15	17	F	Yes	No	Native		Remove
1848	TL400	Douglas-fir	*Pseudotsuga menziesii*	13	14	F	Yes	No	Native		Remove
1849	TL400	Douglas-fir	*Pseudotsuga menziesii*	13	15	F	Yes	No	Native		Remove
1850	TL400	Douglas-fir	*Pseudotsuga menziesii*	18	13	G	Yes	No	Native		Remove
1851	TL400	Douglas-fir	*Pseudotsuga menziesii*	16	12	G	Yes	No	Native		Remove
1852	TL400	Douglas-fir	*Pseudotsuga menziesii*	19	13	G	Yes	No	Native	Codominant leaders	Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
1853	TL400	Douglas-fir	*Pseudotsuga menziesii*	18	13	G	Yes	No	Native		Remove
1854	TL400	grand fir	*Abies grandis*	11	8	G	Yes	No	Native		Remove
1855	TL400	Douglas-fir	*Pseudotsuga menziesii*	10	12	G	Yes	No	Native		Remove
1856	TL400	grand fir	*Abies grandis*	14	8	G	Yes	No	Native		Remove
1857	TL400	grand fir	*Abies grandis*	13	9	G	Yes	No	Native		Remove
1858	TL400	grand fir	*Abies grandis*	13	9	G	Yes	No	Native		Remove
1859	TL400	grand fir	*Abies grandis*	14	10	G	Yes	No	Native		Remove
1860	TL400	grand fir	*Abies grandis*	14	10	G	Yes	No	Native		Remove
1861	TL400	grand fir	*Abies grandis*	7	7	G	Yes	No	Native		Remove
1862	TL400	grand fir	*Abies grandis*	11	8	G	Yes	No	Native		Remove
1863	TL400	grand fir	*Abies grandis*	9	7	G	Yes	No	Native		Remove
1864	TL400	grand fir	*Abies grandis*	11	7	F	Yes	No	Native		Remove
1865	TL400	grand fir	*Abies grandis*	8	7	G	Yes	No	Native		Remove
1866	TL400	grand fir	*Abies grandis*	7	7	F	Yes	No	Native		Remove
1867	TL400	grand fir	*Abies grandis*	8	6	G	Yes	No	Native		Remove
1868	TL400	grand fir	*Abies grandis*	8	8	G	Yes	No	Native		Remove
1869	TL400	grand fir	*Abies grandis*	11	8	G	Yes	No	Native		Remove
1870	TL400	grand fir	*Abies grandis*	12	8	G	Yes	No	Native		Remove
1871	TL400	grand fir	*Abies grandis*	17	10	G	Yes	No	Native		Remove
1888	TL400	grand fir	*Abies grandis*	14	9	G	Yes	No	Native		Remove
1889	TL400	Douglas-fir	*Pseudotsuga menziesii*	16	14	G	Yes	No	Native		Remove
1890	TL400	Douglas-fir	*Pseudotsuga menziesii*	12	10	F	Yes	No	Native		Remove
1891	TL400	grand fir	*Abies grandis*	12	10	G	Yes	No	Native		Remove
1892	TL400	grand fir	*Abies grandis*	15	8	G	Yes	No	Native		Remove
1893	TL400	grand fir	*Abies grandis*	12	8	F	Yes	No	Native		Remove
1895	TL400	Douglas-fir	*Pseudotsuga menziesii*	14	13	F	Yes	No	Native		Remove
1896	TL400	Douglas-fir	*Pseudotsuga menziesii*	16	12	F	Yes	No	Native		Remove
1897	TL400	Douglas-fir	*Pseudotsuga menziesii*	16	12	G	Yes	No	Native		Remove
1898	TL400	grand fir	*Abies grandis*	13	9	G	Yes	No	Native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
1900	TL400	grand fir	*Abies grandis*	10	8	G	Yes	No	Native		Remove
1901	TL400	grand fir	*Abies grandis*	13	9	G	Yes	No	Native		Remove
1902	TL400	Douglas-fir	*Pseudotsuga menziesii*	6	8	G	Yes	No	Native		Remove
1903	TL400	grand fir	*Abies grandis*	9	7	G	Yes	No	Native		Remove
1904	TL400	grand fir	*Abies grandis*	11	10	G	Yes	No	Native		Remove
1905	TL400	grand fir	*Abies grandis*	7	7	G	Yes	No	Native		Remove
1906	TL400	grand fir	*Abies grandis*	9	9	G	Yes	No	Native		Remove
1907	TL400	grand fir	*Abies grandis*	8	6	F	Yes	No	Native		Remove
1908	TL400	grand fir	*Abies grandis*	9	7	F	Yes	No	Native		Remove
1909	TL400	grand fir	*Abies grandis*	7	6	F	Yes	No	Native		Remove
1910	TL400	grand fir	*Abies grandis*	7	6	G	Yes	No	Native		Remove
1911	TL400	Douglas-fir	*Pseudotsuga menziesii*	6	7	G	Yes	No	Native		Remove
1912	TL400	grand fir	*Abies grandis*	10	7	G	Yes	No	Native		Remove
1913	TL400	grand fir	*Abies grandis*	12	9	G	Yes	No	Native		Remove
1914	TL400	grand fir	*Abies grandis*	9	8	G	Yes	No	Native		Remove
1915	TL400	grand fir	*Abies grandis*	9	5	G	Yes	No	Native		Remove
1916	TL400	grand fir	*Abies grandis*	7	8	F	Yes	No	Native		Remove
1917	TL400	grand fir	*Abies grandis*	8	8	G	Yes	No	Native		Remove
1918	TL400	grand fir	*Abies grandis*	7	7	G	Yes	No	Native		Remove
1919	TL400	grand fir	*Abies grandis*	9	7	G	Yes	No	Native		Remove
1920	TL400	grand fir	*Abies grandis*	10	8	G	Yes	No	Native		Remove
1921	TL400	grand fir	*Abies grandis*	8	8	G	Yes	No	Native		Remove
1922	TL400	grand fir	*Abies grandis*	9	7	G	Yes	No	Native		Remove
1923	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
1924	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove
1925	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	7	G	Yes	No	Native		Remove
1926	TL400	grand fir	*Abies grandis*	11	8	G	Yes	No	Native		Remove
1927	TL400	grand fir	*Abies grandis*	9	6	G	Yes	No	Native		Remove
1928	TL400	grand fir	*Abies grandis*	9	7	G	Yes	No	Native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
1929	TL400	grand fir	*Abies grandis*	13	9	G	Yes	No	Native		Remove
1930	TL400	grand fir	*Abies grandis*	10	8	G	Yes	No	Native		Remove
1932	TL400	grand fir	*Abies grandis*	9	9	F	Yes	No	Native		Remove
1933	TL400	grand fir	*Abies grandis*	7	6	G	Yes	No	Native		Remove
1934	TL400	grand fir	*Abies grandis*	8	7	G	Yes	No	Native		Remove
1935	TL400	Douglas-fir	*Pseudotsuga menziesii*	6	6	G	Yes	No	Native		Remove
1936	TL400	grand fir	*Abies grandis*	7	6	G	Yes	No	Native		Remove
1937	TL400	grand fir	*Abies grandis*	9	8	G	Yes	No	Native		Remove
1938	TL400	grand fir	*Abies grandis*	11	9	G	Yes	No	Native		Remove
1939	TL400	grand fir	*Abies grandis*	8	8	G	Yes	No	Native		Remove
1940	TL400	grand fir	*Abies grandis*	6	6	F	Yes	No	Native		Remove
1941	TL400	grand fir	*Abies grandis*	6	7	G	Yes	No	Native		Remove
1942	TL400	grand fir	*Abies grandis*	7	7	G	Yes	No	Native		Remove
1943	TL400	Douglas-fir	*Pseudotsuga menziesii*	22	16	G	Yes	No	Native	Codominant stems	Remove
1944	TL400	grand fir	*Abies grandis*	8	8	G	Yes	No	Native		Remove
1945	TL400	grand fir	*Abies grandis*	8	8	G	Yes	No	Native		Remove
1947	TL400	grand fir	*Abies grandis*	10	8	G	Yes	No	Native		Remove
1948	TL400	grand fir	*Abies grandis*	11	8	G	Yes	No	Native		Remove
1949	TL400	grand fir	*Abies grandis*	7	7	G	Yes	No	Native		Remove
1950	TL400	grand fir	*Abies grandis*	9	7	G	Yes	No	Native		Remove
1951	TL400	grand fir	*Abies grandis*	10	8	G	Yes	No	Native		Remove
1952	TL400	grand fir	*Abies grandis*	6	6	G	Yes	No	Native		Remove
1953	TL400	Douglas-fir	*Pseudotsuga menziesii*	15	13	G	Yes	No	Native		Remove
1954	ROW	sweet cherry	*Prunus avium*	12	13	P	No	No	Invasive	Dieback, declining	Remove
1955	TL400	grand fir	*Abies grandis*	8	8	G	Yes	No	Native		Remove
1956	TL400	Douglas-fir	*Pseudotsuga menziesii*	5	6	F	Yes	No	Native		Remove
1959	TL400	grand fir	*Abies grandis*	9	6	G	Yes	No	Native		Remove
1960	TL400	grand fir	*Abies grandis*	8	7	G	Yes	No	Native		Remove
1961	TL400	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
1962	TL400	Douglas-fir	*Pseudotsuga menziesii*	6	7	F	Yes	No	Native		Remove
1963	TL400	grand fir	*Abies grandis*	4,6,2x9	8	G	Yes	No	Native		Remove
1964	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
1965	TL400	grand fir	*Abies grandis*	7	7	G	Yes	No	Native		Remove
1966	TL400	grand fir	*Abies grandis*	8	7	G	Yes	No	Native		Remove
1967	TL400	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
1968	TL400	Douglas-fir	*Pseudotsuga menziesii*	5	6	F	Yes	No	Native		Remove
1969	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	7	G	Yes	No	Native		Remove
1970	TL400	Douglas-fir	*Pseudotsuga menziesii*	8	10	G	Yes	No	Native		Remove
1971	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	7	G	Yes	No	Native		Remove
1972	TL400	Douglas-fir	*Pseudotsuga menziesii*	5	6	G	Yes	No	Native		Remove
1973	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove
1974	TL400	grand fir	*Abies grandis*	11	8	G	Yes	No	Native		Remove
1975	TL400	grand fir	*Abies grandis*	7	7	G	Yes	No	Native		Remove
1976	TL400	grand fir	*Abies grandis*	7	6	G	Yes	No	Native		Remove
1977	TL400	grand fir	*Abies grandis*	13	8	G	Yes	No	Native		Remove
1978	TL400	grand fir	*Abies grandis*	7	7	G	Yes	No	Native		Remove
1979	TL400	grand fir	*Abies grandis*	7	8	G	Yes	No	Native		Remove
1981	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	7	G	Yes	No	Native		Remove
1985	TL400	grand fir	*Abies grandis*	6,7,8	8	G	Yes	No	Native		Remove
1986	TL400	grand fir	*Abies grandis*	10	8	G	Yes	No	Native		Remove
1987	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	7	G	Yes	No	Native		Remove
1988	TL400	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
1989	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	7	G	Yes	No	Native		Remove
1990	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native	Tagged 1958	Remove
1991	TL400	Douglas-fir	*Pseudotsuga menziesii*	8	8	G	Yes	No	Native		Remove
1992	TL400	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
1993	TL400	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
1994	TL400	grand fir	*Abies grandis*	10	8	G	Yes	No	Native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
1999	TL400	grand fir	*Abies grandis*	12	9	G	Yes	No	Native	Tagged 1899	Remove
2901	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
2902	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	8	G	Yes	No	Native		Remove
2903	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	12	G	Yes	No	Native		Remove
2904	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	10	G	Yes	No	Native		Remove
2905	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	11	G	Yes	No	Native		Remove
2906	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
2907	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove
2908	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	F	Yes	No	Native		Remove
2909	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
2910	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	10	G	Yes	No	Native		Remove
2911	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2912	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	7	G	Yes	No	Native		Remove
2913	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2914	TL700	Douglas-fir	*Pseudotsuga menziesii*	5,6	8	F	Yes	No	Native		Remove
2915	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2916	TL700	cherry	*Prunus* spp.	14	12	F	No	Yes	Non-native		Remove
2917	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2918	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2919	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove
2920	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2921	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	7	G	Yes	No	Native		Remove
2922	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
2923	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	8	G	Yes	No	Native		Remove
2924	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	11	G	Yes	No	Native		Remove
2925	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	7	G	Yes	No	Native		Remove
2926	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2927	TL700	Douglas-fir	*Pseudotsuga menziesii*	9	9	G	Yes	No	Native		Remove
2928	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
2929	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	10	G	Yes	No	Native		Remove
2930	TL700	Douglas-fir	*Pseudotsuga menziesii*	5	7	G	Yes	No	Native		Remove
2931	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	7	G	Yes	No	Native		Remove
2932	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	8	G	Yes	No	Native		Remove
2933	TL700	Douglas-fir	*Pseudotsuga menziesii*	9	9	G	Yes	No	Native		Remove
2934	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
2935	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	7	G	Yes	No	Native		Remove
2936	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
2938	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	9	F	Yes	No	Native		Remove
2940	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2941	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	10	G	Yes	No	Native		Remove
2942	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2943	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	7	G	Yes	No	Native		Remove
2944	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove
2945	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	7	G	Yes	No	Native		Remove
2946	TL700	Douglas-fir	*Pseudotsuga menziesii*	15	14	G	Yes	No	Native		Remove
2947	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	8	G	Yes	No	Native		Remove
2948	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	7	G	Yes	No	Native		Remove
2949	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove
2950	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2951	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	9	G	Yes	No	Native		Remove
2952	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	7	G	Yes	No	Native		Remove
2953	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	10	G	Yes	No	Native		Remove
2954	TL700	Douglas-fir	*Pseudotsuga menziesii*	22	17	G	Yes	No	Native		Remove
2955	TL700	Douglas-fir	*Pseudotsuga menziesii*	22	14	G	Yes	No	Native		Remove
2956	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	8	F	Yes	No	Native		Remove
2957	TL700	Douglas-fir	*Pseudotsuga menziesii*	18	15	G	Yes	No	Native	Codominant leaders	Remove
2958	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2959	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
2960	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
2961	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	8	G	Yes	No	Native		Remove
2962	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
2963	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	9	G	Yes	No	Native		Remove
2964	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
2965	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	7	G	Yes	No	Native		Remove
2966	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	8	G	Yes	No	Native		Remove
2967	TL700	Norway maple	*Acer platanoides*	6	10	F	No	No	Invasive		Remove
2968	TL700	cherry	*Prunus* spp.	4,5,2x6	13	F	No	Yes	Non-native	Multiple stems	Remove
2969	TL700	plum	*Prunus* spp.	15	15	F	No	Yes	Non-native	Numerous sprouts, leans north	Remove
2970	TL700	black walnut	*Juglans nigra*	16	18	P	No	Yes	Non-native	Dead and broken branches, trunk damage	Remove
2971	TL700	black walnut	*Juglans nigra*	20	16	G	No	Yes	Non-native	Mostly one-sided with lean south	Remove
2972	TL700	plum	*Prunus* spp.	15	17	F	No	Yes	Non-native	Numerous sprouts	Remove
2973	TL700	black walnut	*Juglans nigra*	17	18	G	No	Yes	Non-native	Codominant stems, lower trunk damage	Remove
2974	TL700	plum	*Prunus* spp.	20	17	F	No	Yes	Non-native	Numerous sprouts	Remove
2975	TL700	spruce	*Picea* spp.	18	20	F	No	No	Non-native	Lower trunk damage, minor lean south	Remove
2976	TL700	black walnut	*Juglans nigra*	18	21	F	No	Yes	Non-native	Dead and broken branches, crown decay	Remove
2977	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2978	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove
2979	TL700	Douglas-fir	*Pseudotsuga menziesii*	8	9	G	Yes	No	Native		Remove
2980	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove
2981	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2982	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
2983	TL700	Douglas-fir	*Pseudotsuga menziesii*	20	16	G	Yes	No	Native	Extensive blackberry	Remove
2984	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	7	G	Yes	No	Native		Remove
2985	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	9	F	Yes	No	Native		Remove
2986	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	9	G	Yes	No	Native		Remove
2987	TL700	Douglas-fir	*Pseudotsuga menziesii*	5	8	G	Yes	No	Native		Remove
2988	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
2989	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	8	G	Yes	No	Native		Remove
2990	TL700	Douglas-fir	*Pseudotsuga menziesii*	12	9	G	Yes	No	Native		Remove
2991	TL700	Douglas-fir	*Pseudotsuga menziesii*	10	10	P	Yes	No	Native	Broken top, extensive blackberry	Remove
2992	TL700	European white birch	*Betula pendula*	15	19	G	No	No	Invasive		Remove
2993	TL700	European white birch	*Betula pendula*	10	15	G	No	No	Invasive		Remove
2994	TL700	European white birch	*Betula pendula*	12	18	G	No	No	Invasive	Codominant leaders with included bark	Remove
2995	TL700	European white birch	*Betula pendula*	11	17	G	No	No	Invasive		Remove
10897	ROW	linden	*Tilia* spp.	9	10	G	No	No	Non-native		Unaffected
10900	ROW	linden	*Tilia* spp.	6	8	G	No	No	Non-native		Unaffected
10903	ROW	linden	*Tilia* spp.	9	9	G	No	No	Non-native		Unaffected
10906	ROW	linden	*Tilia* spp.	9	10	G	No	No	Non-native		Unaffected
12289	ROW	red maple	*Acer rubrum*	11	14	G	No	No	Non-native		Unaffected
12290	ROW	red maple	*Acer rubrum*	11	13	G	No	No	Non-native		Unaffected
12294	ROW	red maple	*Acer rubrum*	12	14	G	No	No	Non-native		Unaffected
12296	ROW	red maple	*Acer rubrum*	10	13	G	No	No	Non-native		Unaffected
12299	ROW	red maple	*Acer rubrum*	14	21	G	No	No	Non-native		Unaffected
12398	ROW	American hornbeam	*Carpinus caroliniana*	7	6	G	No	No	Non-native		Protect
12399	ROW	American hornbeam	*Carpinus caroliniana*	6	6	G	No	No	Non-native		Unaffected
13000	TL700	saucer magnolia	*Magnolia* x *soulangeana*	14	10	F	No	No	Non-native	Numerous stems	Remove
13001	TL700	apple	*Malus* spp.	10	12	P	No	Yes	Non-native	Numerous stems, severe blackberry infestation	Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
13002	TL700	cherry	*Prunus* spp.	6	9	P	No	Yes	Non-native	Trunk decay, blackberries	Remove
13003	TL700	apple	*Malus* spp.	4,6	11	F	No	Yes	Non-native	Multiple stems, numerous sprouts, blackberries	Remove
13004	TL700	cherry	*Prunus* spp.	5,2x7	13	F	No	Yes	Non-native	Multiple stems, blackberries	Remove
13005	TL700	apple	*Malus* spp.	3x4,6	11	F	No	Yes	Non-native	Multiple stems, numerous sprouts, blackberries	Remove
13006	TL700	cherry	*Prunus* spp.	5,8	9	F	No	Yes	Non-native	Multiple stems, blackberries	Remove
13007	TL700	apple	*Malus* spp.	4x2,2x4	9	F	No	Yes	Non-native	Multiple stems, numerous sprouts, blackberries	Remove
13008	TL700	apple	*Malus* spp.	3x4,6	10	F	No	Yes	Non-native	Multiple stems, numerous sprouts, blackberries	Remove
13009	TL600	apple	*Malus* spp.	8	14	P	No	No	Non-native	Growing horizontally	Remove
13010	TL600	English hawthorn	*Crataegus monogyna*	12	9	P	No	No	Invasive	Numerous stems, trunk decay	Remove
13011	TL600	apple	*Malus* spp.	14	14	P	No	No	Non-native	Numerous stems, trunk and crown decay, blackberries	Remove
13012	TL600	mimosa tree	*Albizia julibrissin*	2x7	16	P	No	No	Non-native	Dieback, severe blackberry infestation	Remove
13013	TL600	sweet cherry	*Prunus avium*	10	12	F	No	No	Invasive	Multiple stems	Remove
13014	TL700	black cottonwood	*Populus trichocarpa*	5.5	8	G	No	No	Native		Remove
13015	ROW	American hornbeam	*Carpinus caroliniana*	6	6	G	No	No	Non-native		Protect
13016	ROW	American hornbeam	*Carpinus caroliniana*	6	6	G	No	No	Non-native		Protect
13017	ROW	American hornbeam	*Carpinus caroliniana*	7	7	G	No	No	Non-native		Unaffected
13018	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	8	G	Yes	No	Native		Remove
13019	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	9	G	Yes	No	Native		Remove
13020	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove

Tree No.	Location[1]	Common Name	Species Name	DBH[2]	C-Rad[3]	Cond[4]	Farm Forest Deferral		Species Type	Comments	Treatment[5]
							Christmas Tree	Orchard Tree			
13021	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove
13022	TL700	Douglas-fir	*Pseudotsuga menziesii*	7	8	G	Yes	No	Native		Remove
13023	TL700	Douglas-fir	*Pseudotsuga menziesii*	15	14	G	Yes	No	Native		Remove
13024	TL700	Japanese maple	*Acer palmatum*	8	5	G	No	No	Non-native		Remove
13025	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	7	G	Yes	No	Native		Remove
13026	TL700	Douglas-fir	*Pseudotsuga menziesii*	6	8	G	Yes	No	Native		Remove

[1]**Location** identifies where trees are located, either: On-site, listed by Tax Lot number (not within environmentally constrained areas or rights-of-way); Off-Site (limited to tree #1614 near the southwest corner of the project site); or, ROW (for trees located in public rights-of-way adjacent to the project site).

[2]**DBH** is tree diameter measured at 4.5-feet above ground level in inches, except for one off-site tree where diameter was visually estimated; trees with multiple trunks splitting below DBH were measured at the narrowest point beneath the split or are indicated as quantity x size.

[3]**C-Rad** is the average crown radius measured in feet.

[4]**Cond** is an arborist assigned rating to generally describe the condition of individual trees as follows- **D**ead; **P**oor; **F**air; or, **G**ood condition.

[5]**Treatment** corresponds with the Tree and Woodland Plan drawing prepared by Pioneer Design Group.

Morgan Holen & Associates, LLC
Consulting Arborists and Urban Forest Management
3 Monroe Parkway, Suite P220, Lake Oswego, OR 97035
morgan@mholen.com | 971.409.9354

EXHIBIT A5-t

WASHINGTON COUNTY
LAND USE AND TRANSPORTATION
SURVEYOR'S OFFICE

SUBDIVISION PLAT NAMING

I request that the Washington County Surveyor's Office reserve the following subdivision name:

PROPOSED NAME OF SUBDIVISION:	"Pinot Glen"
MAP AND TAX LOT NUMBER:	2S130CC - 400/600/700
CITY JURISDICTION (Which City?) or COUNTY JURISDICTION:	Sherwood
SURVEYOR'S NAME: PLS NUMBER: COMPANY NAME:	Michael Harris 57863 Pioneer Design Group
OWNER'S NAME:	Riverside Homes

I understand that if the name is not used within five years, it will be automatically canceled.

Name of person reserving name: Michael Harris
Company name: Pioneer Design Group
Address: 9020 SW Washington Sq. Rd St. 170 Portland, OR 97223
Telephone number: 503-643-8286
E-Mail: mharris@pd-grp.com

6-12-25
Name approved *Date*
Washington County Surveyor's Office

Name added to SID ✓

155 North First Avenue, Suite 350, MS 15, Hillsboro, OR 97124 ***Phone: 503-846-8723***

EXHIBIT A5-u

PIONEER DESIGN GROUP, INC.
CIVIL • PLANNING • SURVEY • LANDSCAPE
P 503.643.8286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

Design Modification Request to Reduce the Minimum Curb-to-curb Width on Local Streets

File: LU 2025-012 Pinot Glen Date: April 21, 2026

To: Jason Waters, P.E. – City Engineer
Through: Craig Christensen, P.E. – City Project Manager
From: William Doster, P.E. – Design Engineer

Location of Requested Design Modification

SW Derby Terrace, SW Locksley Lane, and SW Oxford Terrace are existing local streets that stub to the project site. All three streets will be extended through the project site as part of the development.

SW Cereghino Lane is an existing partial local street along the southern boundary of the project site. SW Cereghino Lane will be widened and completed as part of this development.

Current Standards

City of Sherwood Ordinance 2022-005, amending sections of the transportation system plan for housing choices, requires a minimum curb-to-curb width of 36 feet for residential streets. The intent of the ordinance is to provide additional street parking on local streets.

Design Modification Being Requested

We are requesting that a 28-foot curb-to-curb width be approved on SW Locksley Lane, SW Oxford Terrace, SW Cereghino Lane, and SW Derby Terrace north of SW Locksley Lane. This allows the existing curb-to-curb width to be maintained until an appropriate transition point such as an intersection.

Existing Conditions

SW Derby Terrace, SW Locksley Lane, and SW Oxford Terrace are existing local streets that stub to the project site with curb-to-curb widths of 28 feet. These streets were developed prior to the City of Sherwood Ordinance 2022-005 when a 28-foot street was acceptable under the City of Sherwood Transportation System Plan.

SW Cereghino Lane is an existing partial local street (initially developed as a private street) along the southern boundary of the project site with a curb-to-curb width of 24 feet. SW Cereghino Lane, east of SW Copper Terrace, has a curb-to-curb width of 28 feet and was also developed prior to the City of Sherwood Ordinance 2022-005.

All four of the streets are fully developed and are not likely to ever be redeveloped with wider pavement widths to conform to current standards.

Result of Meeting Standards

To meet the 36-foot curb-to-curb requirement, SW Derby Terrace, SW Locksley Lane, and SW Oxford Terrace would be required to have mid-street transitions in width, creating an inconsistent streetscape for motorists and cyclists, causing confusion and potentially hazardous conditions.

Section 210.6.E. of the City of Sherwood Engineering Manual requires street width transitions from a wider to narrower width to be provided at a length calculated by $WS^2/60$. Here there is a transition from 36 feet to 28 feet curb-to-curb, or a 4-foot width transition per travel lane, for a calculated taper length of 42 linear feet at 25 mph. This narrowing taper will control the transition length over the shorter required transition from a narrower width to a wider width. Having an asymmetrical taper would provide additional confusion so a 42-foot transition length is assumed hereafter. Street parking is only available once the pavement taper is completed.

On SW Derby Terrace, there is only 85 feet between the project boundary and the start of the curb return at the intersection with SW Locksley Lane. With a minimum required taper length of 42 feet, that leaves only 43 feet of remaining street where additional street parking would be available. That is two additional parking spaces at the expense of additional right of way dedication and an inconsistent streetscape.

On SW Oxford Terrace, there is only 70 feet between the project boundary and the start of the curb return at the intersection with Street ‘A’. With a minimum required taper length of 42 feet, that leaves only 28 feet of street where additional street parking would be available. That is a maximum of one additional parking space at the expense of additional right of way dedication and an inconsistent streetscape.

SW Locksley Lane undergoes a reversing curve at the stub location to the project boundary. Adding a street width taper in addition to the curving road on an unstriped local street would create confusion for both motorists and cyclists. Beyond the hazard created by a curving and tapering street, most of this short street extension is taken up by new driveways. As the design stands now, parking will be provided on the south side of SW Locksley Lane as less of the street is spanned by driveways. Looking at the north side of the street for additional parking opportunities and considering the proposed driveway locations, and deducting the 42-foot pavement taper, the City would only gain a maximum of three additional parking spaces by implementing a 36-foot street between the existing stub and SW Derby Terrace.

SW Cereghino Lane is fully developed on the south side of the street along the project frontage as well as west of the intersection with SW Copper Terrace. Because of this, widening SW Cereghino Lane to a 36-foot curb width along the project frontage would require the applicant to over-dedicate right-of-way beyond centerline. It would also create an inconsistent streetscape from one side of SW Copper Terrace to the other where a driver would have to navigate to an offset travel lane while crossing the intersection.

Including all four streets, the total additional right-of-way dedication that would be required to provide the 36-foot curb-to-curb width on all local streets is 6,902 sf. The applicant is required to have a minimum average lot size of 5,000 sf. 39 lots are currently proposed with an average lot size of 5,000.46 sf. Losing 6,902 sf to additional right-of-way dedication would result in the loss of at least two lots and a decrease in density.

Proposed Design Modification

We are requesting that a 28-foot curb-to-curb width be approved on SW Locksley Lane, SW Oxford Terrace, SW Cereghino Lane, and SW Derby Terrace north of SW Locksley Lane. This allows the curb-to-curb width to be maintained until an appropriate transition point.

Reason Why Design Request Should be Approved

Due to the existing conditions and street configuration, and changes to the City street standards, the modification represents an appropriate balance between compliance with these Engineering Design Standards and consistency in streetscape and clarity for motorists. None of the existing street sections being connected to are likely to ever be widened based on the existing developments and will forever remain inconsistent and hazardous.

The short street extensions proposed at 28 feet curb-to-curb do not provide a significant opportunity for additional street parking through additional widening and would decrease the density of the development. With these 5,000 sf lots and closer driveway spacing between lots, there isn't the same opportunity for street parking that would be provided with larger lot zoning. The current site plan provides 76 on-street parking spaces. The maximum additional 6 spaces that would be provided by widening out SW Locksley Lane, SW Oxford Terrace, and SW Derby Terrace north of SW Locksley Lane isn't justified by the additional right-of-way dedication required and associated loss of lots.

Attachments:
Exhibit A – Sheet P1.0 Preliminary Plat

William Doster, P.E. - Design Engineer	4/22/2026 Date
Craig Christensen, P.E. - City Project Manager	Date

- ❑ Approved
- ❑ Approved with Conditions (conditions below or on attached sheet)
- ❑ Denied

Jason Waters, P.E. - City Engineer	Date

LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER

EASEMENT NOTES

1. PROPOSED 8.0' WIDE P.U.E. (TYP.).
2. PROPOSED 5.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
3. PROPOSED 10.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
4. PROPOSED 10.0' WIDE VISUAL CORRIDOR EASEMENT (15.0' VISUAL CORRIDOR).

SETBACKS (MDRL & MDRH)

FRONT BUILDING:	14 FT.
FRONT GARAGE:	20 FT.
SIDE YARD:	5 FT.
STREET SIDE YARD:	15 FT.
REAR BUILDING:	20 FT.

PROPOSED MDRL & MDRH SETBACKS

NTS

SUN & WIND
SOLAR ACCESS AVAILABLE

SCALE
40 0 20 40
1 INCH = 40 FEET

PIONEER DESIGN GROUP
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PORTLAND, OREGON | HONOLULU, HAWAII
PH: 503.643.8286
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PRELIMINARY

PRELIMINARY PLAT

PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by	WJD	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

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No.	Date	Revision	By

Project
PINOT GLEN
No.
131-035
Type
PLANNING
Sheet
P1.0

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EXHIBIT A5-v

PIONEER DESIGN GROUP, INC.
CIVIL • PLANNING • SURVEY • LANDSCAPE
P 503.643.8286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

Design Modification Request to Reduce the Minimum Intersection Spacing between SW Oxford Terrace and SW Copper Terrace along Street A

File: LU 2025-012 Pinot Glen Date: April 21, 2026

To: Jason Waters, P.E. – City Engineer
Through: Craig Christensen, P.E. – City Project Manager
From: William Doster, P.E. – Design Engineer

Location of Requested Design Modification

SW Copper Terrace, an existing City neighborhood route, is located along the eastern boundary of the project site. SW Oxford Terrace is an existing local street that stubs to the north project boundary. Proposed Street "A" is a local street and provides access to the site from SW Copper Terrace, and in turn intersects with the extension of SW Oxford Terrace 159 feet west of SW Copper Terrace (centerline of SW Copper Terrace to centerline of SW Oxford Terrace).

Current Standards

Section 210.6.E. of the City of Sherwood Engineering Manual requires full access intersection spacing of a minimum of 200 feet for local streets and neighborhood routes.

Section 210.6.E.1. of the City of Sherwood Engineering Manual states that "Distance between streets is measured from the centerline of the subject street to the centerline of the adjacent street."

Design Modification Being Requested

We are requesting that a spacing of 159 feet between intersections be approved between SW Copper Terrace and SW Oxford Terrace along Street "A".

Existing Conditions

Both SW Copper Terrace and SW Oxford Terrace are existing streets running approximately parallel separated by 159 feet. SW Oxford stubs to the north of the project boundary and is fully developed. SW Copper Terrace runs along the east boundary of the site and is partially developed. SW Copper Terrace and SW Oxford Terrace are both perpendicular to proposed Street "A".

Result of Meeting Standards

To meet the 200-foot minimum intersection spacing, SW Oxford Terrace, which is located 159 feet west of SW Copper Terrace, would need to transition 41 feet further to the west prior to the intersection with Street "A". Street "A" is positioned only 110 feet south of the existing SW Oxford Terrace stub to the north project boundary. In summary, a 41-foot transition to the west would be needed over a 110-foot distance north to south while meeting the remaining City of Sherwood code requirements.

Section 210.6.E. of the City of Sherwood Engineering Manual requires the interior angle at intersecting streets to be kept as near to 90 degrees as possible and to maintain a straight horizontal alignment (no curves, no angle points) through the intersection and for a minimum of 25 feet each side of intersecting right-of-way lines.

With a 30-foot half-right-of-way width on Street “A” and a 25-foot segment without curves required by code, that leaves only a 55-foot length of SW Oxford Terrace to transition 41 feet to the west prior to the intersection with Street “A”. Because SW Oxford Terrace is perpendicular to proposed Street “A”, a set of reversing curves would be needed in that 55-foot north to south distance.

Section 210.3 of the City of Sherwood Engineering Manual Table IIa requires a minimum curve radius of 185 feet using a 2.5% cross slope and a 25-mph design speed. It would take 167 feet north to south for SW Oxford Terrace to transition 41 feet further to the west using reverse curves with a radius of 185 feet. Adding a 25-foot segment without curves, as required by code, and a 30-foot half-right-of-way width, proposed Street “A” would need to be located a total of 222 feet south of the existing SW Oxford Terrace Stub.

Locating Street “A” 222 feet south of the existing SW Oxford Terrace Stub would make it 132 feet north of SW Cereghino Lane and the existing four-way intersection of SW Cereghino Lane and SW Copper Terrace. This would not comply with Section 210.6.E. of the City of Sherwood Engineering Manual.

In addition to the above, any lengthening of SW Oxford Street and movement of Street “A” to the south would lead to the resultant net buildable areas of the site becoming substantially less efficient or impossible in terms of compliance with City standards for lot dimensions and setbacks.

Proposed Design Modification

We are requesting that the 200-foot minimum full access intersection spacing for local streets would be reduced to 159 feet between SW Copper Terrace and SW Oxford Terrace along Street “A”.

Reason Why Design Request Should be Approved

Due to the existing conditions and street configuration, the modification represents an appropriate balance between compliance with these Engineering Design Standards and the SZCDC. It is not possible to provide both the required 200-foot minimum full access intersection between SW Oxford Terrace and SW Copper Terrace and also to provide that same minimum full access intersection between Street “A” and SW Cereghino Lane. The reduction in intersection spacing proposed between SW Oxford Terrace and SW Copper Terrace is for two three-way intersections, rather than the alternative three-way intersection and four-way intersection between Street “A” and SW Cereghino Lane and represents the appropriate balance given the existing conditions.

Attachments:
Exhibit A – Sheet P1.0 Preliminary Plat

William J. Doster, PE

Digitally signed by William J. Doster, PE
DN: cn=William J. Doster, PE, o=PIONEER DESIGN GROUP, email=wdoster@pd-grp.com
Date: 2026.04.22 09:59:55 -07'00'

4/22/2026

William Doster, P.E. - Design Engineer — Date

Craig Christensen, P.E. - City Project Manager — Date

- ❑ Approved
- ❑ Approved with Conditions (conditions below or on attached sheet)
- ❑ Denied

Jason Waters, P.E. - City Engineer — Date

LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER

EASEMENT NOTES

1. PROPOSED 8.0' WIDE P.U.E. (TYP.).
2. PROPOSED 5.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
3. PROPOSED 10.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
4. PROPOSED 10.0' WIDE VISUAL CORRIDOR EASEMENT (15.0' VISUAL CORRIDOR).

SETBACKS (MDRL & MDRH)

FRONT BUILDING:	14 FT.
FRONT GARAGE:	20 FT.
SIDE YARD:	5 FT.
STREET SIDE YARD:	15 FT.
REAR BUILDING:	20 FT.

PROPOSED MDRL & MDRH SETBACKS

NTS

SUN & WIND
SOLAR ACCESS AVAILABLE

SCALE
40 0 20 40
1 INCH = 40 FEET

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PH: 503.643.8286
WWW.PD-GRP.COM

PRELIMINARY

PRELIMINARY PLAT

PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by	WJD	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

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No.	Date	Revision	By

Project
PINOT GLEN
No.
131-035
Type
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P1.0

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PINOT GLEN

EXHIBIT A5-w

A 39 LOT SUBDIVISION ON TAX LOT 400, 600 & 700 TAX MAP 2S130CC
21710, 21820 & 21760 SW ELWERT ROAD, SHERWOOD, OREGON, 97140

APPLICANT

RIVERSIDE HOMES
15350 SW SEQUOIA PARKWAY, SUITE 320
BEAVERTON, OR 97006
NIKI MUNSON
PHONE (503) 645 0986
EMAIL: NMUNSON@RIVERSIDEHOME.COM

OWNER

ALEXANDER CATHERINE M TRUST & ALEXANDER FAM CRED. SHELTER TRUST
(TAX LOT 400 & 700)
11401 SW 107TH PL.
TIGARD, OR 97223

SCHENDEL ALAN (TAX LOT 600)
12599 SW BRIDGEVIEW CT.
TIGARD, OR 97223

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE: (503) 643-8286
CONTACT: MATT SPRAGUE

PROJECT ARBORIST

MORGAN HOLEN & ASSOCIATES LLC
3 MONROE PARKWAY, SUITE P 220
LAKE OSWEGO, OREGON 97035
CONTACT: MORGAN HOLEN
PHONE: (971) 409-9354
EMAIL: MORGAN@MHOLEN.COM

LANDSCAPE ARCHITECT

CASCARA LAND DESIGN, LLC.
PHONE (541) 510-3200
CONTACT: CURTIS RILEY, PLA, LEED AP
EMAIL: CURTIS@CASCARALANDDESIGN.COM

SITE INFORMATION

TAX MAP:	2S130CC
TAX LOT:	400, 600, & 700
SITE ADDRESS:	21710, 21820 & 21760 SW ELWERT ROAD SHERWOOD,OREGON 97140
SITE SIZE:	7.26 ACRES
ZONING:	MDRL & MDRH

VERTICAL DATUM

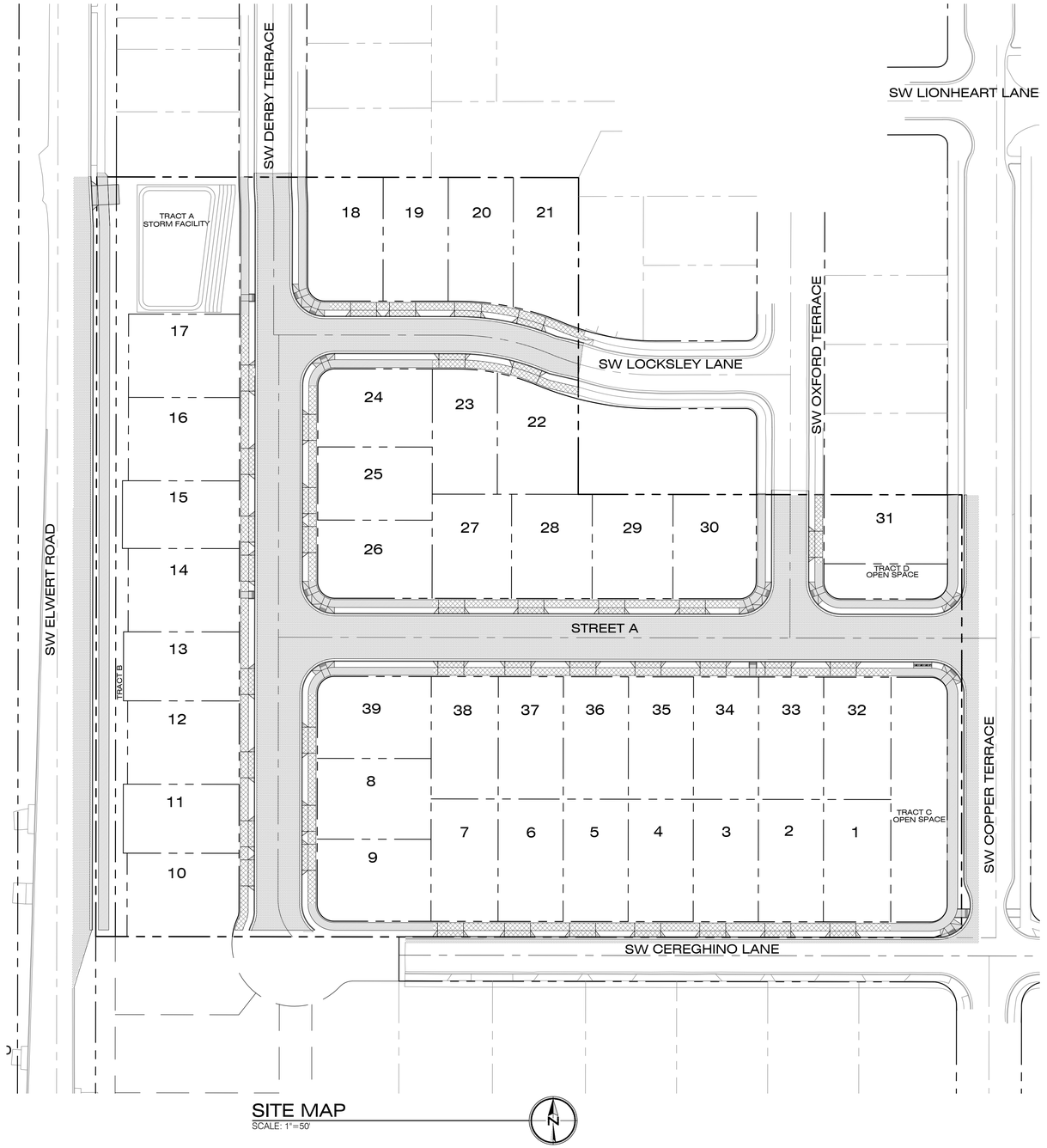
BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 39.

DESCRIPTION: A 3" BRASS DISK INSCRIBED "WASH. CO. BM 118" SET CONCRETE FILLED WITH METAL, NORTH SIDE OF BROOKMAN ROAD ON THE EXTENDED CENTERLINE OF OBERST ROAD

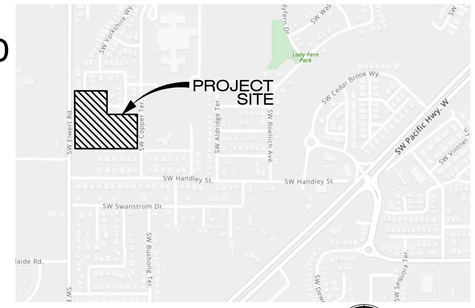
ELEVATION: 210.23' NGVD 29

UTILITIES

WATER:	CITY OF SHERWOOD
SEWER:	CITY OF SHERWOOD
STORM:	CITY OF SHERWOOD
GAS:	NORTHWEST NATURAL GAS
COMMUNICATIONS:	ZIPLY



SITE MAP
SCALE: 1"=50'



VICINITY MAP
N.T.S

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P0.0	COVER SHEET
P1.0	PRELIMINARY PLAT
P2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
P2.1	PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
P2.2	PRELIMINARY TREE PRESERVATION NOTES AND TREE TABLE
P3.0	PRELIMINARY GRADING AND EROSION CONTROL PLAN
P4.0	PRELIMINARY STREET PLAN
P4.1	TYPICAL SECTIONS
P4.2	PRELIMINARY STREET PROFILES
P4.3	PRELIMINARY STREET PROFILES
P4.4	PRELIMINARY STREET PROFILES
P4.5	PRELIMINARY STREET PROFILES
P4.6	PRELIMINARY STREET PROFILES
P5.0	PRELIMINARY COMPOSITE UTILITY PLAN
P6.0	CIRCULATION & AERIAL PLAN
L1.0	STREET TREE, OPEN SPACE & WATER QUALITY PLANTING PLAN

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PRELIMINARY

COVER SHEET

PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by	WJD	Date	02/2026	By	
Drawn by	RAS	Date	02/2026	Revision	
Reviewed by	MLS	Date	02/2026	Date	
Project No.	131-035	REF.		No.	
Horiz. Scale:					
Vert. Scale:					

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Project
PINOT GLEN
No.
131-035
Type
PLANNING
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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER

EASEMENT NOTES

1. PROPOSED 8.0' WIDE P.U.E. (TYP.).
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3. PROPOSED 10.0' WIDE RETAINING WALL MAINTENANCE EASEMENT.
4. PROPOSED 10.0' WIDE VISUAL CORRIDOR EASEMENT (15.0' VISUAL CORRIDOR).

SETBACKS (MDRL & MDRH)

FRONT BUILDING:	14 FT.
FRONT GARAGE:	20 FT.
SIDE YARD:	5 FT.
STREET SIDE YARD:	15 FT.
REAR BUILDING:	20 FT.

PROPOSED MDRL & MDRH SETBACKS

NTS

SUN & WIND
SOLAR ACCESS AVAILABLE

SCALE
40 0 20 40
1 INCH = 40 FEET

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PH: 503.643.8286
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PRELIMINARY

PRELIMINARY PLAT

PINOT GLEN
CITY OF SHERWOOD, OREGON

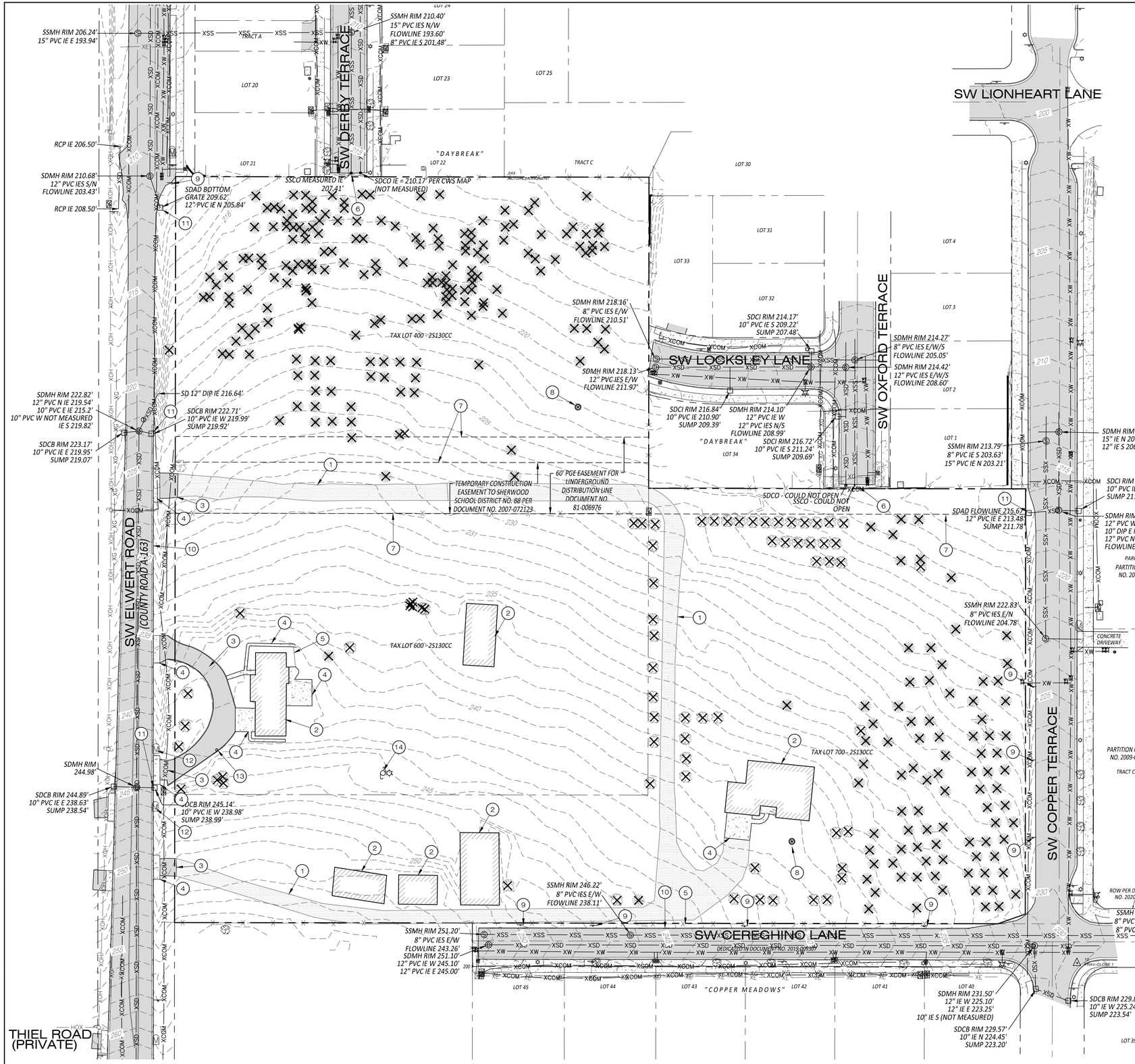
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LEGEND

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EXISTING LOT LINE
- CENTER LINE
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- UNDERGROUND POWER LINE
- OVERHEAD WIRE
- WOOD FENCE (AS NOTED)
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- CONIFEROUS TREE (DBH)
- DECIDUOUS TREE (DBH)
- CATCH BASIN/DRAIN INLET
- STORM DITCH INLET
- STORM MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- GAS VALVE
- GAS METER
- STREET SIGN
- MAILBOX
- ELECTRIC PEDESTAL
- LIGHT POLE
- POWER POLE
- COMMUNICATION VAULT
- TELECOMMUNICATION PEDESTAL
- UTILITY EXTENSION
- FOUND SURVEY MONUMENT AS NOTED
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING GRAVEL SURFACE
- EXISTING BUILDING FOOTPRINT
- EXISTING WOOD DECK
- EXISTING TREE TO BE REMOVED
- -1.0% EXISTING SLOPE DIRECTION

DEMOLITION NOTES

1. EXISTING GRAVEL DRIVEWAY TO BE REMOVED.
2. EXISTING BUILDING TO BE REMOVED.
3. EXISTING PAVEMENT TO BE REMOVED.
4. EXISTING CONCRETE TO BE REMOVED.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING BARRICADE TO BE REMOVED.
7. EXISTING EASEMENT TO BE VACATED.
8. EXISTING WELL TO BE REMOVED.
9. EXISTING SIGN TO BE REMOVED/ RELOCATED.
10. EXISTING CURB TO BE REMOVED.
11. EXISTING CATCH BASIN TO BE REMOVED.
12. EXISTING MAILBOX TO BE REMOVED.
13. EXISTING POLE TO BE REMOVED.

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PRELIMINARY

EXISTING CONDITIONS AND DEMOLITION PLAN

PINOT GLEN
CITY OF SHERWOOD, OREGON

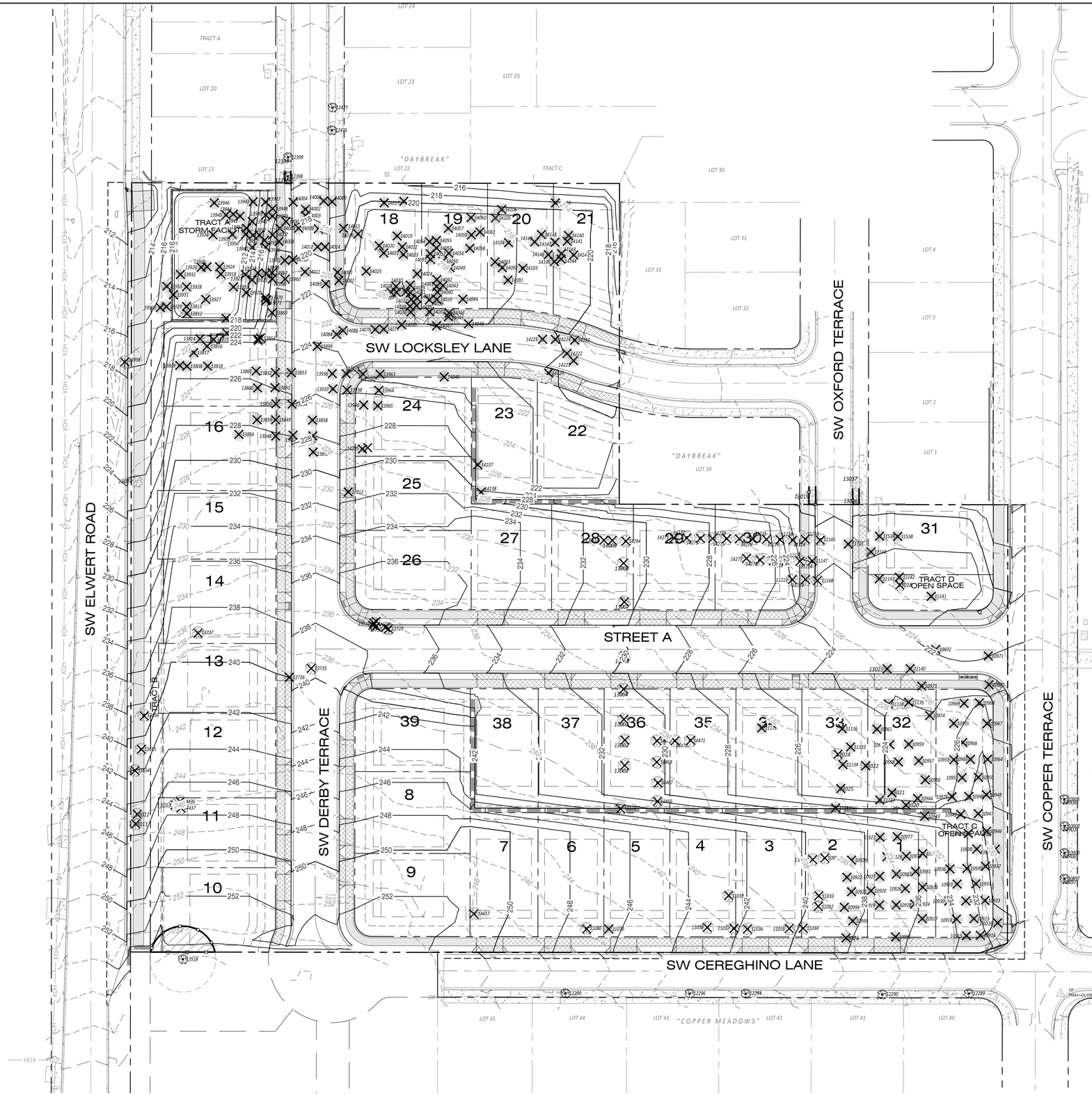
Designed by	WJD	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

131035_P2.0excn.dwg

No.	Date	Revision	By

Project
PINOT GLEN
No.
131-035
Type
PLANNING
Sheet
P2.0

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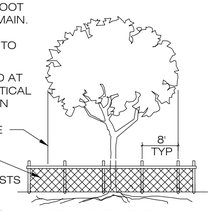
LEGEND

- 171 — EXISTING 1' CONTOUR
- 175 — EXISTING 5' CONTOUR
- 171 — PROPOSED 1' CONTOUR
- 175 — PROPOSED 5' CONTOUR
- PROPOSED TREE PROTECTION FENCING
- EXISTING TREE DRIP LINE TO BE PRESERVED AND PROTECTED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- ARBORIST SUPERVISION REQUIRED

NOTE:
NOTIFY MORGAN HOLEN AND ASSOCIATES BEFORE CONDUCTING ANY WORK WITHIN THE CRITICAL ROOT ZONE OF TREES PROPOSED TO REMAIN.

FENCES SHALL BE IN PLACE PRIOR TO CONSTRUCTION!

FENCE SHALL IDEALLY BE LOCATED AT THE OUTER PERIMETER OF THE CRITICAL ROOT ZONE. SEE TREE PROTECTION PLAN.



1 TREE PROTECTION DETAIL
(NOT TO SCALE)

SCALE
40 0 20 40
1 INCH = 40 FEET

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PRELIMINARY

PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN

PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by	WJD	Date	02/2026
Drawn by	RAS	Date	02/2026
Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
Horiz. Scale:			
Vert. Scale:			

131035_P2.1tree.dwg

No.	Date	Revision	By

Project
PINOT GLEN
No.
131-035
Type
PLANNING
Sheet
P2.1

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No.	Species	DBH[1]	C-Rad[2]	Cond[3]	Treatment
1269	Douglas-fir	37	30	G	Remove
1287	pear	10	10	P	Remove
1288	Scouler's willow	11,12,	16	F	Remove
1291	English walnut	22	32	P	Remove
1293	black walnut	13	25	F	Remove
1296	Douglas-fir	6	9	G	Remove
1297	Douglas-fir	7	11	G	Remove
1601	bald cypress	18	19	F	Remove
1602	European white birch	11	16	F	Remove
1603	European white birch	9	11	F	Remove
1604	white ash	7	17	F	Remove
1605	white ash	7	17	F	Remove
1606	European white birch	11	12	G	Remove
1607	white ash	7	20	F	Remove
1608	white ash	7	14	F	Remove
1609	European white birch	11	15	G	Remove
1610	white ash	8	17	F	Remove
1611	English hawthorn	15	13	F	Remove
1612	dogwood	11	14	F	Remove
1613	dogwood	14	17	F	Remove
1614	black cottonwood	22	25	G	Protect
1615	English walnut	10,12	21	P	Remove
1616	grand fir	16	9	G	Remove
1617	grand fir	8	8	F	Remove
1619	grand fir	7	6	G	Remove
1620	grand fir	12	9	G	Remove
1621	Douglas-fir	6	6	G	Remove
1622	grand fir	8	8	G	Remove
1623	grand fir	5,8	7	F	Remove
1624	Douglas-fir	7	7	G	Remove
1625	Port-Orford-cedar	18	15	G	Remove
1626	Douglas-fir	8	8	G	Remove
1627	plum	14	15	F	Remove
1628	white ash	9	13	F	Remove
1629	white ash	11	16	F	Remove
1630	white ash	9	18	F	Remove
1631	white ash	9	19	F	Remove
1632	white ash	8	20	F	Remove
1633	European white birch	13	13	F	Remove
1634	European white birch	10	13	F	Remove
1635	plum	16	16	F	Remove
1636	cherry	10	11	P	Remove
1637	sweet cherry	7	10	F	Remove
1638	sweet cherry	9	12	F	Remove
1639	European white birch	13	14	F	Remove
1640	pear	10	9	F	Remove
1641	pear	10	9	F	Remove
1642	apple	14	11	F	Remove
1643	apple	16	14	F	Remove
1644	plum	10	13	P	Remove
1645	cherry	7,10,11	18	F	Remove
1801	grand fir	6	3	P	Remove
1802	noble fir	5	5	G	Remove
1803	Douglas-fir	12	13	G	Remove
1804	grand fir	11	10	G	Remove
1805	grand fir	10	9	G	Remove
1806	Douglas-fir	11	9	F	Remove
1807	Douglas-fir	10	11	G	Remove
1808	Douglas-fir	11	10	G	Remove
1809	Douglas-fir	16	13	G	Remove
1810	grand fir	10	9	G	Remove
1811	grand fir	11	10	F	Remove
1812	grand fir	5	5	F	Remove
1813	Douglas-fir	10	10	F	Remove
1814	Douglas-fir	11	12	F	Remove
1815	Douglas-fir	5	5	P	Remove
1816	Douglas-fir	6	7	P	Remove
1817	Douglas-fir	7	7	F	Remove
1818	Douglas-fir	10	10	F	Remove
1819	Douglas-fir	8	7	F	Remove
1820	Douglas-fir	10	10	F	Remove
1821	Douglas-fir	10	10	F	Remove
1822	Douglas-fir	8	9	F	Remove
1823	grand fir	10	9	G	Remove
1824	grand fir	8	6	F	Remove
1825	Douglas-fir	7	7	F	Remove
1826	grand fir	8	9	F	Remove
1827	Douglas-fir	10	10	F	Remove
1828	grand fir	11	9	G	Remove
1829	Douglas-fir	11	12	F	Remove
1830	grand fir	8	8	F	Remove
1831	Douglas-fir	14	12	F	Remove
1832	grand fir	20	12	G	Remove
1833	grand fir	10	9	G	Remove
1834	Douglas-fir	10	9	F	Remove
1835	Douglas-fir	10	9	F	Remove
1836	Douglas-fir	10	10	F	Remove
1837	Douglas-fir	8	6	F	Remove
1838	grand fir	10	9	G	Remove
1839	Douglas-fir	12	12	F	Remove
1840	Douglas-fir	9	14	F	Remove
1841	Douglas-fir	14	12	G	Remove
1842	Douglas-fir	14	11	G	Remove
1843	Douglas-fir	9	8	F	Remove
1844	Douglas-fir	13	13	G	Remove
1845	Douglas-fir	12	13	F	Remove
1846	Douglas-fir	15	14	F	Remove
1847	Douglas-fir	15	17	F	Remove
1848	Douglas-fir	13	14	F	Remove
1849	Douglas-fir	13	15	F	Remove
1850	Douglas-fir	18	13	G	Remove
1851	Douglas-fir	16	12	G	Remove
1852	Douglas-fir	19	13	G	Remove
1853	Douglas-fir	18	13	G	Remove
1854	grand fir	11	8	G	Remove
1855	Douglas-fir	10	12	G	Remove
1856	grand fir	14	8	G	Remove
1857	grand fir	13	9	G	Remove
1858	grand fir	13	9	G	Remove
1859	grand fir	14	10	G	Remove
1860	grand fir	14	10	G	Remove
1861	grand fir	7	7	G	Remove
1862	grand fir	11	8	G	Remove
1863	grand fir	9	7	G	Remove
1864	grand fir	11	7	F	Remove
1865	grand fir	8	7	G	Remove
1866	grand fir	7	7	F	Remove
1867	grand fir	8	6	G	Remove
1868	grand fir	8	8	G	Remove
1869	grand fir	11	8	G	Remove
1870	grand fir	12	8	G	Remove
1871	grand fir	17	10	G	Remove
1888	grand fir	14	9	G	Remove
1889	Douglas-fir	16	14	G	Remove
1890	Douglas-fir	12	10	F	Remove
1891	grand fir	12	10	G	Remove
1892	grand fir	15	8	G	Remove
1893	grand fir	12	8	F	Remove
1895	Douglas-fir	14	13	F	Remove
1896	Douglas-fir	16	12	F	Remove
1897	Douglas-fir	16	12	G	Remove
1898	grand fir	13	9	G	Remove
1900	grand fir	10	8	G	Remove
1901	grand fir	13	9	G	Remove
1902	Douglas-fir	6	8	G	Remove
1903	grand fir	9	7	G	Remove
1904	grand fir	11	10	G	Remove
1905	grand fir	7	7	G	Remove
1906	grand fir	9	9	G	Remove
1907	grand fir	8	6	F	Remove
1908	grand fir	9	7	F	Remove
1909	grand fir	7	6	F	Remove
1910	grand fir	7	6	G	Remove
1911	Douglas-fir	6	7	G	Remove
1912	grand fir	10	7	G	Remove
1913	grand fir	12	9	G	Remove
1914	grand fir	9	8	G	Remove
1915	grand fir	9	5	G	Remove
1916	grand fir	7	8	F	Remove
1917	grand fir	8	8	G	Remove
1918	grand fir	7	7	G	Remove
1919	grand fir	9	7	G	Remove
1920	grand fir	10	8	G	Remove
1921	grand fir	8	8	G	Remove
1922	grand fir	9	7	G	Remove
1923	Douglas-fir	7	9	G	Remove
1924	Douglas-fir	7	8	G	Remove
1925	Douglas-fir	7	7	G	Remove
1926	grand fir	11	8	G	Remove
1927	grand fir	9	6	G	Remove
1928	grand fir	9	7	G	Remove
1929	grand fir	13	9	G	Remove
1930	grand fir	10	8	G	Remove
1932	grand fir	9	9	F	Remove
1933	grand fir	7	6	G	Remove
1934	grand fir	8	7	G	Remove
1935	Douglas-fir	6	6	G	Remove
1936	grand fir	7	6	G	Remove
1937	grand fir	9	8	G	Remove
1938	grand fir	11	9	G	Remove
1939	grand fir	8	8	G	Remove
1940	grand fir	6	6	F	Remove
1941	grand fir	6	7	G	Remove
1942	grand fir	7	7	G	Remove
1943	Douglas-fir	22	16	G	Remove
1944	grand fir	8	8	G	Remove
1945	grand fir	8	8	G	Remove
1947	grand fir	10	8	G	Remove
1948	grand fir	11	8	G	Remove
1949	grand fir	7	7	G	Remove
1950	grand fir	9	7	G	Remove
1951	grand fir	10	8	G	Remove
1952	grand fir	6	6	G	Remove
1953	Douglas-fir	15	13	G	Remove
1954	sweet cherry	12	13	P	Remove
1955	grand fir	8	8	G	Remove
1956	Douglas-fir	5	6	F	Remove
1959	grand fir	9	6	G	Remove
1960	grand fir	8	7	G	Remove
1961	Douglas-fir	8	9	G	Remove
1962	Douglas-fir	6	7	F	Remove
1963	grand fir	4,6,2x9	8	G	Remove
1964	Douglas-fir	7	9	G	Remove
1965	grand fir	7	7	G	Remove
1966	grand fir	8	7	G	Remove
1967	Douglas-fir	8	9	G	Remove
1968	Douglas-fir	5	6	F	Remove
1969	Douglas-fir	7	7	G	Remove
1970	Douglas-fir	8	10	G	Remove
1971	Douglas-fir	7	7	G	Remove
1972	Douglas-fir	5	6	G	Remove
1973	Douglas-fir	7	8	G	Remove
1974	grand fir	11	8	G	Remove
1975	grand fir	7	7	G	Remove
1976	grand fir	7	6	G	Remove
1977	grand fir	13	8	G	Remove
1978	grand fir	7	7	G	Remove
1979	grand fir	7	8	G	Remove
1981	Douglas-fir	7	7	G	Remove
1985	grand fir	6,7,8	8	G	Remove
1986	grand fir	10	8	G	Remove
1987	Douglas-fir	7	7	G	Remove
1988	Douglas-fir	8	9	G	Remove
1989	Douglas-fir	7	7	G	Remove
1990	Douglas-fir	7	9	G	Remove
1991	Douglas-fir	8	8	G	Remove
1992	Douglas-fir	8	9	G	Remove
1993	Douglas-fir	7	9	G	Remove
1994	grand fir	10	8	G	Remove
1999	grand fir	12	9	G	Remove
2901	Douglas-fir	8	9	G	Remove
2902	Douglas-fir	6	8	G	Remove
2903	Douglas-fir	7	12	G	Remove
2904	Douglas-fir	8	10	G	Remove
2905	Douglas-fir	7	11	G	Remove
2906	Douglas-fir	8	9	G	Remove
2907	Douglas-fir	7	8	G	Remove
2908	Douglas-fir	7	9	F	Remove
2909	Douglas-fir	8	9	G	Remove
2910	Douglas-fir	8	10	G	Remove
2911	Douglas-fir	7	9	G	Remove
2912	Douglas-fir	6	7	G	Remove
2913	Douglas-fir	7	9	G	Remove
2914	Douglas-fir	5,6	8	F	Remove
2915	Douglas-fir	7	9	G	Remove
2916	cherry	14	12	F	Remove
2917	Douglas-fir	7	9	G	Remove
2918	Douglas-fir	7	9	G	Remove
2919	Douglas-fir	7	8	G	Remove
2920	Douglas-fir	7	9	G	Remove
2921	Douglas-fir	8	7	G	Remove
2922	Douglas-fir	8	9	G	Remove
2923	Douglas-fir	8	8	G	Remove
2924	Douglas-fir	7	11	G	Remove
2925	Douglas-fir	6	7	G	Remove
2926	Douglas-fir	7	9	G	Remove
2927	Douglas-fir	9	9	G	Remove
2928	Douglas-fir	7	9	G	Remove
2929	Douglas-fir	7	10	G	Remove
2930	Douglas-fir	5	7	G	Remove
2931	Douglas-fir	7	7	G	Remove
2932	Douglas-fir	8	8	G	Remove
2933	Douglas-fir	9	9	G	Remove
2934	Douglas-fir	8	9	G	Remove
2935	Douglas-fir	6	7	G	Remove
2936	Douglas-fir	8	9	G	Remove
2938	Douglas-fir	6	9	F	Remove
2940	Douglas-fir	7	9	G	Remove
2941	Douglas-fir	8	10	G	Remove
2942	Douglas-fir	7	9	G	Remove
2943	Douglas-fir	6	7	G	Remove
2944	Douglas-fir	7	8	G	Remove
2945	Douglas-fir	6	7	G	Remove
2946	Douglas-fir	15	14	G	Remove
2947	Douglas-fir	6	8	G	Remove
2948	Douglas-fir	7	7	G	Remove
2949	Douglas-fir	7	8	G	Remove
2950	Douglas-fir	7	9	G	Remove
2951	Douglas-fir	6	9	G	Remove
2952	Douglas-fir	6	7	G	Remove
2953	Douglas-fir	7	10	G	Remove
2954	Douglas-fir	22	17	G	Remove
2955	Douglas-fir	22	14	G	Remove
2956	Douglas-fir	6	8	F	Remove
2957	Douglas-fir	18	15	G	Remove
2958	Douglas-fir	7	9	G	Remove
2959	Douglas-fir	7	8	G	Remove
2960	Douglas-fir	8	9	G	Remove
2961	Douglas-fir	6	8	G	Remove
2962	Douglas-fir	8	9	G	Remove
2963	Douglas-fir	6	9	G	Remove
2964	Douglas-fir	8	9	G	Remove
2965	Douglas-fir	7	7	G	Remove
2966	Douglas-fir	8	8	G	Remove
2967	Norway maple	6	10	F	Remove
2968	cherry	4,5,2x6	13	F	Remove
2969	plum	15	15	F	Remove
2970	black walnut	16	18	P	Remove
2971	black walnut	20	16	G	Remove
2972	plum	15	17	F	Remove
2973	black walnut	17	18	G	Remove
2974	plum	20	17	F	Remove
2975	spruce	18	20	F	Remove
2976	black walnut	18	21	F	Remove
2977	Douglas-fir	7	9	G	Remove
2978	Douglas-fir	7	8	G	Remove
2979	Douglas-fir	8	9	G	Remove
2980	Douglas-fir	7	8	G	Remove
2981	Douglas-fir	7	9	G	Remove
2982	Douglas-fir	7	9	G	Remove
2983	Douglas-fir	20	16	G	Remove
2984	Douglas-fir	6	7	G	Remove
2985	Douglas-fir	6	9	F	Remove
2986	Douglas-fir	6	9	G	Remove
2987	Douglas-fir	5	8	G	Remove
2988	Douglas-fir	7	9	G	Remove
2989	Douglas-fir	6	8	G	Remove
2990	Douglas-fir	12	9	G	Remove
2991	Douglas-fir	10	10	P	Remove
2992	European white birch	15	19	G	Remove
2993	European white birch	10	15	G	Remove
2994	European white birch	12	18	G	Remove
2995	European white birch	11	17	G	Remove
10897	linden	9	10	G	Unaffected
10900	linden	6	8	G	Unaffected
10903	linden	9	9	G	Unaffected
10906	linden	9	10	G	Unaffected
12289	red maple	11	14	G	Unaffected
12290	red maple	11	13	G	Unaffected
12294	red maple	12	14	G	Unaffected
12296	red maple	10	13	G	Unaffected
12299	red maple	14	21	G	Unaffected
12398	American hornbeam	7	6	G	Protect
12399	American hornbeam	6	6	G	Unaffected
13000	saucer magnolia	14	10	F	Remove
13001	apple	10	12	P	Remove
13002	cherry	6	9	P	Remove
13003	apple	4,6	11	F	Remove
13004	cherry	5,2x7	13	F	Remove
13005	apple	3x4,6	11	F	Remove
13006	cherry	5,8	9	F	Remove
13007	apple	4x2,2x4	9	F	Remove
13008	apple	3x4,6	10	F	Remove
13009	apple	8	14	P	Remove
13010	English hawthorn	12	9	P	Remove
13011	apple	14	14	P	Remove
13012	mimosa tree	2x7	16	P	Remove
13013	sweet cherry	10	12	F	Remove
13014	black cottonwood	5.5	8	G	Remove
13015	American hornbeam	6	6	G	Protect
13016	American hornbeam	6	6	G	Protect
13017	American hornbeam	7	7	G	Unaffected
13018	Douglas-fir	6	8	G	Remove
13019	Douglas-fir	7	9	G	Remove
13020	Douglas-fir	7	8	G	Remove
13021	Douglas-fir	7	8	G	Remove
13022	Douglas-fir	7	8	G	Remove
13023	Douglas-fir	15	14	G	Remove
13024	Japanese maple	8	5	G	Remove
13025	Douglas-fir	6	7	G	Remove
13026	Douglas-fir	6	8	G	Remove

[1]**DBH** is tree diameter measured at 4.5-feet above ground level in inches, except for one off-site tree where diameter was visually estimated; trees with multiple trunks splitting below DBH were measured at the narrowest point beneath the split or are indicated as quantity x size.

[2]**C-Rad** is the average crown radius measured in feet.

[3]**Cond** is an arborist assigned rating to generally describe the condition of individual trees as follows- **D**ead; **P**oor; **F**air; or, **G**ood condition.

TREE PROTECTION NOTES:

1. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE (TPZ) IS DEFINED AS THE DRIPLINE OF PROTECTED TREES REGARDLESS OF THE LOCATION OF PROTECTION FENCING; TPZS ARE DEPICTED ON THE TREE AND WOODLAND PLAN FOR TREES REQUIRING PROTECTION. ANY WORK THAT IS PERFORMED BENEATH THE DRIPLINE OF A PROTECTED TREE SHALL BE MONITORED AND DOCUMENTED BY THE PROJECT ARBORIST. AREAS OF TPZ ENCROACHMENT REQUIRING THE DEVELOPER TO COORDINATE WITH THE PROJECT ARBORIST ARE SHADED ON THE TREE AND WOODLAND PLAN.
2. PROTECTION FENCING. TREES TO BE PRESERVED SHALL BE PROTECTED BY INSTALLATION OF TREE PROTECTION FENCING AS DEPICTED ON THE TREE AND WOODLAND PLAN TO PREVENT INJURY TO TREE TRUNKS OR ROOTS, OR SOIL COMPACTION. PROTECTION FENCING SHALL BE MINIMUM 3.5-FOOT-TALL ORANGE PLASTIC MESH FENCING ON METAL STAKES, INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY AND MAINTAINED IN GOOD REPAIR THROUGHOUT CONSTRUCTION. THE PROTECTION FENCING SHALL NOT BE MOVED, REMOVED OR ENTERED BY EQUIPMENT WITHOUT PRIOR APPROVAL OF THE PROJECT ARBORIST; ADJUSTMENTS TO THE LOCATION OF PROTECTION FENCING SHALL BE DOCUMENTED BY THE PROJECT ARBORIST. TREES LOCATED MORE THAN 30-FEET FROM CONSTRUCTION ACTIVITY SHOULD NOT REQUIRE FENCING.
3. PROHIBITIONS. NO SOIL COMPACTION, MATERIALS OR SPOILS STORAGE SHALL BE ALLOWED WITHIN THE TPZ. WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR BENEATH THE DRIPLINE OF ANY PROTECTED TREE:

a. GRADE CHANGE OR CUT AND FILL;
b. NEW IMPERVIOUS SURFACES;
c. UTILITY OR DRAINAGE FIELD PLACEMENT; OR
d. VEHICLE MANEUVERING.

ROOT PROTECTION ZONES MAY BE ENTERED FOR TASKS LIKE SURVEYING, MEASURING, AND, SAMPLING. FENCES MUST BE CLOSED UPON COMPLETION OF THESE TASKS. CONSTRUCTION THAT IS NECESSARY BENEATH PROTECTED TREE DRIPLINES SHALL BE PERFORMED UNDER ARBORIST SUPERVISION.

4. EROSION CONTROL. SILT FENCING REQUIRED TO BE INSTALLED WITHIN TPZS SHALL NOT BE TRENCHED IN PER MANUFACTURER SPECIFICATIONS TO AVOID ROOT DAMAGE. INSTEAD, ROLL THE BASE OF THE SILT FENCE AROUND A STRAW WATTLE AND STAKE THE WATTLE SECURELY INTO THE GROUND OR USE COMPOST SOCKS OR OTHER TECHNIQUES THAT AVOID TREE ROOT IMPACTS.
5. GRADING BENEATH PROTECTED TREE DRIPLINES. GRADING THAT IS REQUIRED BENEATH THE DRIPLINE OF PROTECTED TREE #1614 SHALL BE PERFORMED UNDER ARBORIST SUPERVISION. TREE PROTECTION FENCING SHALL BE ESTABLISHED AT THE DRIPLINE OF TREE #1614 AT THE START OF CONSTRUCTION AND THE DEVELOPER SHALL COORDINATE WITH THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO ADJUSTING THE TREE PROTECTION FENCING TO MONITOR AND DOCUMENT GRADING THAT IS NECESSARY FOR HOME BUILDING ON LOT 11. IF CROWN PRUNING IS NEEDED FOR BUILDING CLEARANCE, PRUNING SHALL BE PERFORMED BY AN EXPERIENCED, LICENSED, BONDED AND INSURED TREE SERVICE PROVIDER FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES FOR PRUNING AND ANSI A300 PRUNING STANDARDS.

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PRELIMINARY

PRELIMINARY TREE PRESERVATION NOTES AND TREE TABLE

PINOT GLEN
CITY OF SHERWOOD, OREGON

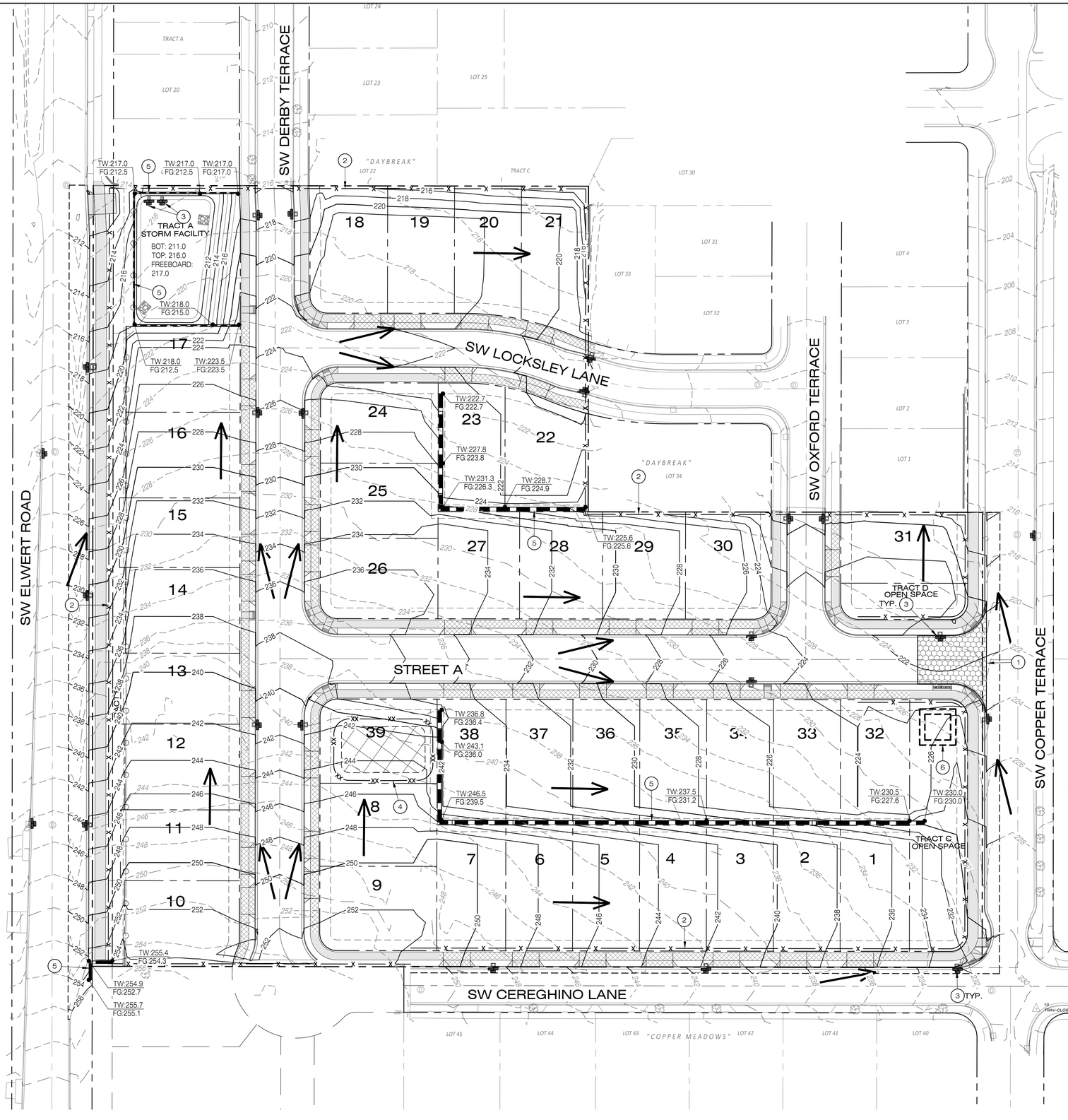
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Reviewed by	MLS	Date	02/2026
Project No.	131-035	REF.	
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131-035
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P2.2

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LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- SAWCUT LINE
- SEDIMENT BARRIER (SEDIMENT FENCE OR WATTLES)
- PROPOSED RETAINING WALL
- TEMPORARY STOCKPILE LOCATION
- PROPOSED CONSTRUCTION ENTRANCE
- TW:170.8 FG:168.7 — PROPOSED WALL ELEVATIONS
- PROPOSED TYPE 4 INLET PROTECTION
- PROPOSED CONCRETE WASHOUT LOCATION
- PROPOSED FLOW LINE

CONSTRUCTION NOTES

1. PROPOSED CONSTRUCTION ENTRANCE.
2. PROPOSED PERIMETER SILT FENCE, TYP.
3. PROPOSED INLET PROTECTION.
4. PROPOSED STOCKPILE LOCATION.
5. PROPOSED RETAINING WALL
6. PROPOSED CONCRETE WASHOUT

CUT / FILL

PROPOSED STRIPPING = 5,989 CY

PROPOSED CUT = 13,803 CY

PROPOSED FILL = 17,720 CY

NET CUT / FILL = 3,917 CY FILL*

*EXCLUDES TRENCH SPOILS

SCALE
40 0 20 40
1 INCH = 40 FEET

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PRELIMINARY GRADING AND EROSION CONTROL PLAN

PINOT GLEN
CITY OF SHERWOOD, OREGON

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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- CONCRETE SIDEWALK TO BE BUILT BY HOMEBUILDER
- CONCRETE SIDEWALK TO BE BUILT WITH FACILITY PERMIT
- PROPOSED PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED FENCE

STREET NOTES

1. PROPOSED CLUSTER MAILBOX UNIT (CBU) LOCATION. 41 MAILBOX UNITS & 7 PARCEL LOCKERS MIN.

SCALE
40 0 20 40
1 INCH = 40 FEET

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PRELIMINARY STREET PLAN

PINOT GLEN
CITY OF SHERWOOD, OREGON

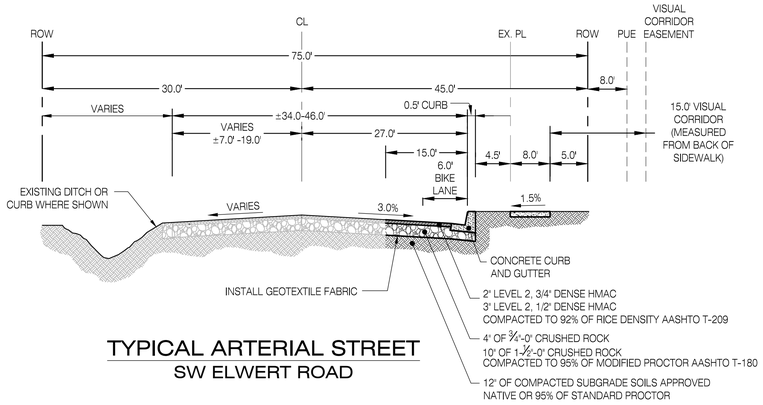
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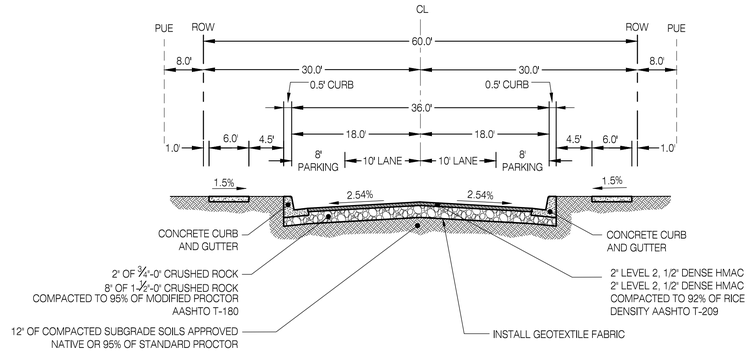
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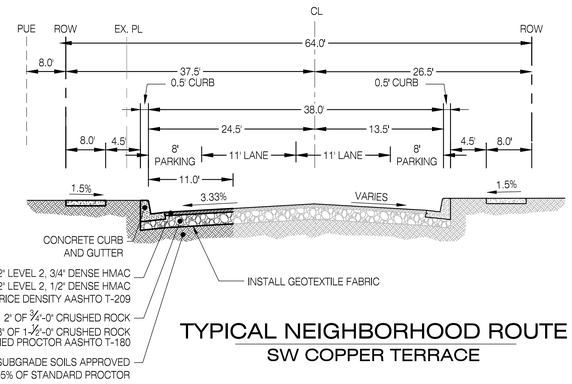
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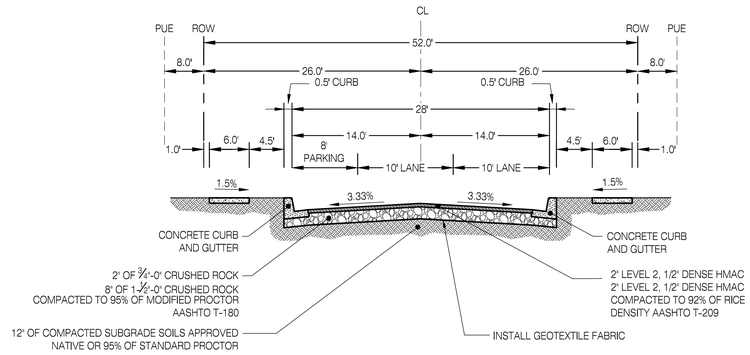
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SW ELWERT ROAD



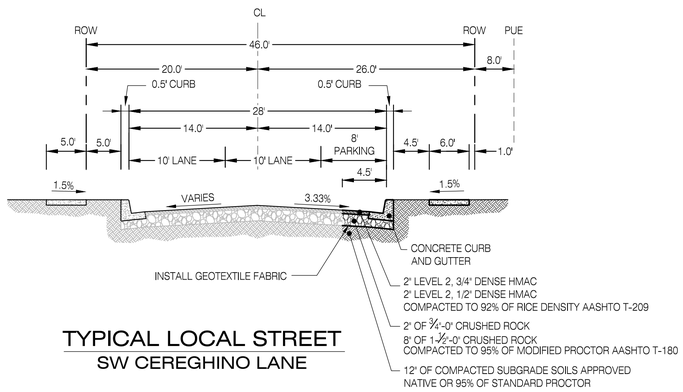
TYPICAL LOCAL STREET
SW DERBY TERRACE, STREET A



TYPICAL NEIGHBORHOOD ROUTE
SW COPPER TERRACE



TYPICAL LOCAL STREET
SW DERBY TERRACE, SW LOCKSLEY LANE & SW OXFORD TERRACE



TYPICAL LOCAL STREET
SW CEREGHINO LANE

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TYPICAL SECTIONS

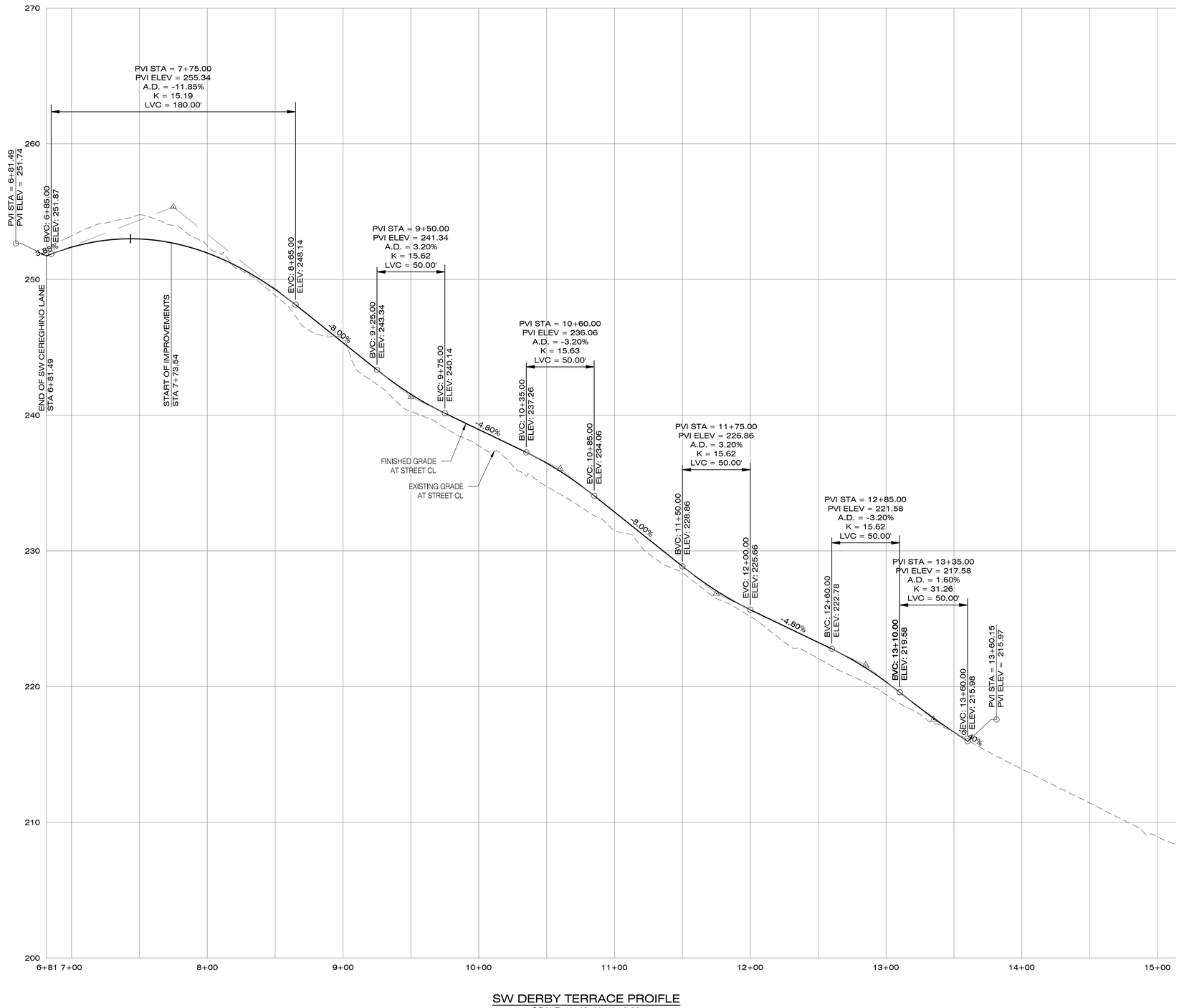
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CITY OF SHERWOOD, OREGON

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SW DERBY TERRACE PROIFLE

SCALE: 1"=40' (H), 1"=4' (V)

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PRELIMINARY STREET PROFILES

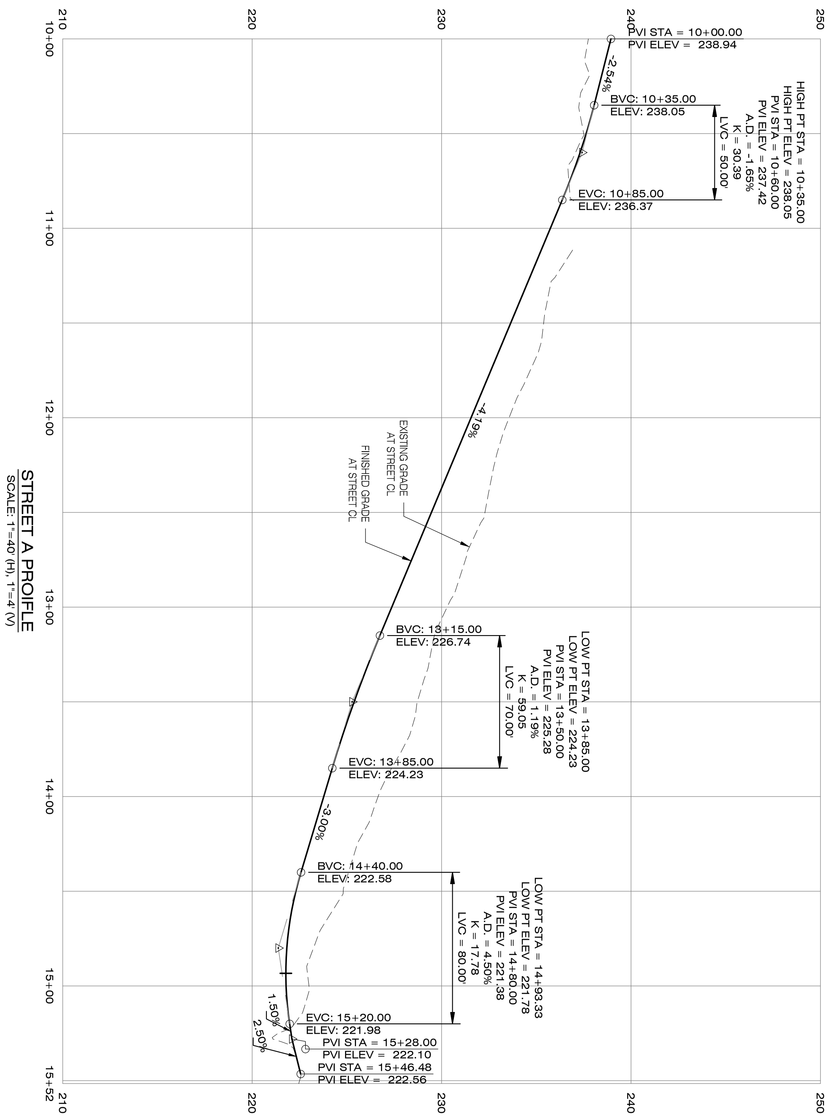
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CITY OF SHERWOOD, OREGON

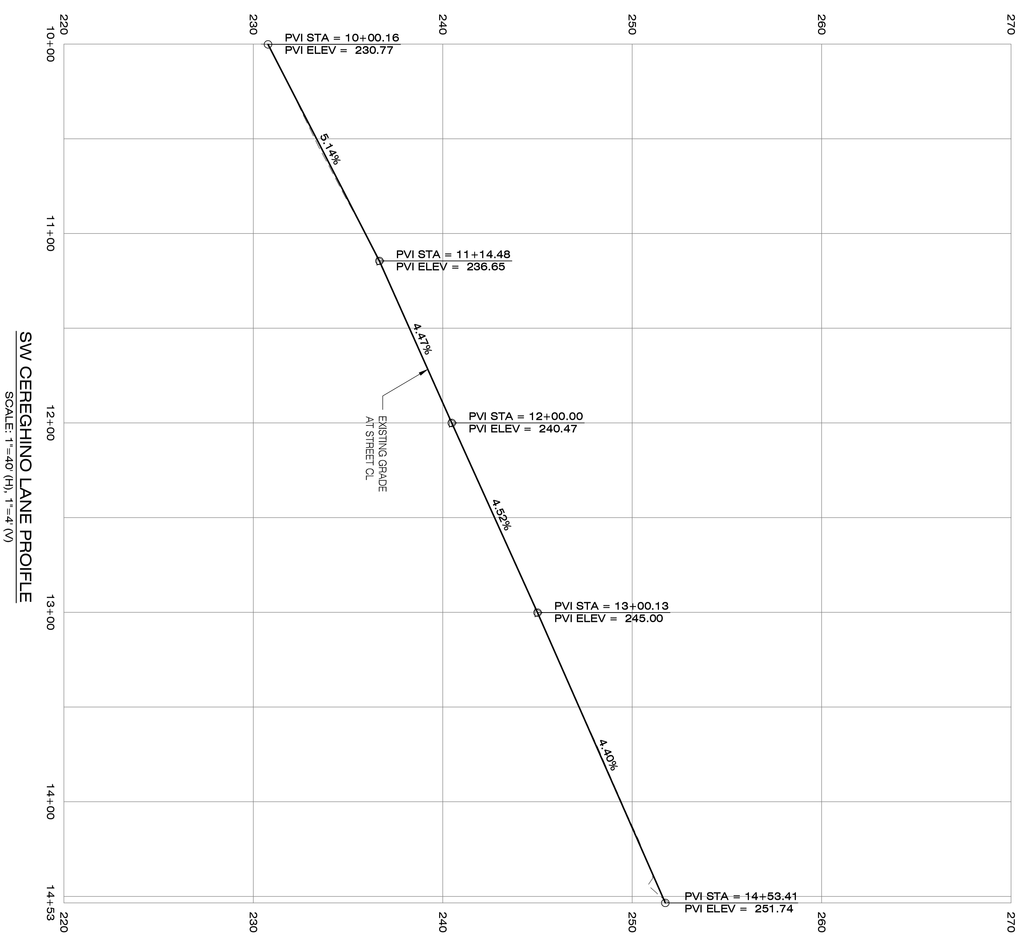
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Reviewed by	MLS	**Date**	02/2026
Project No.	131-035	**REF.**	
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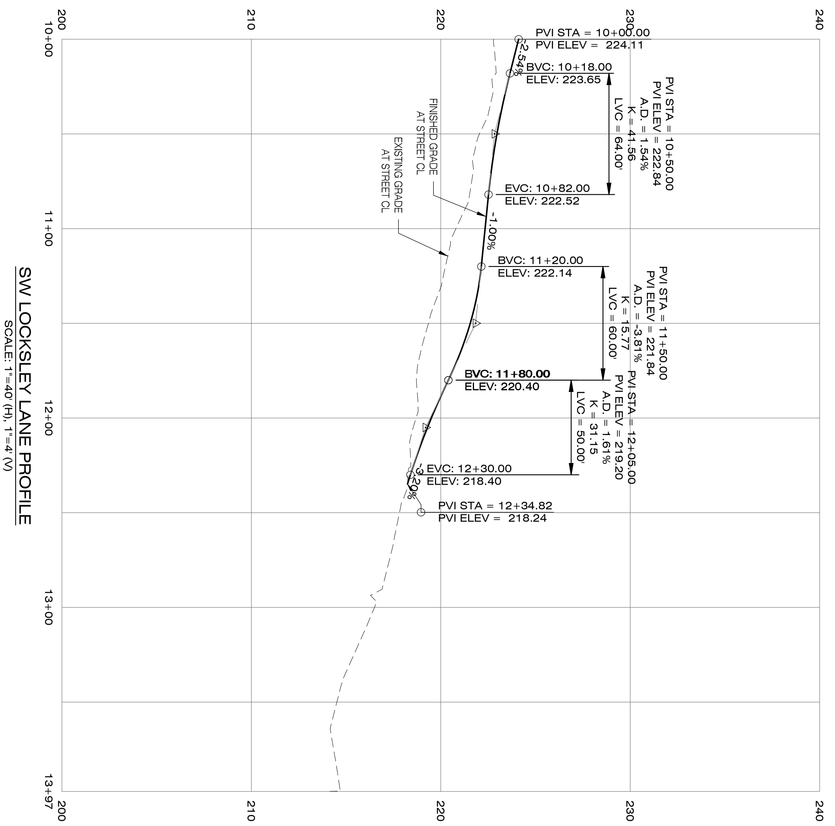
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131-035
Type
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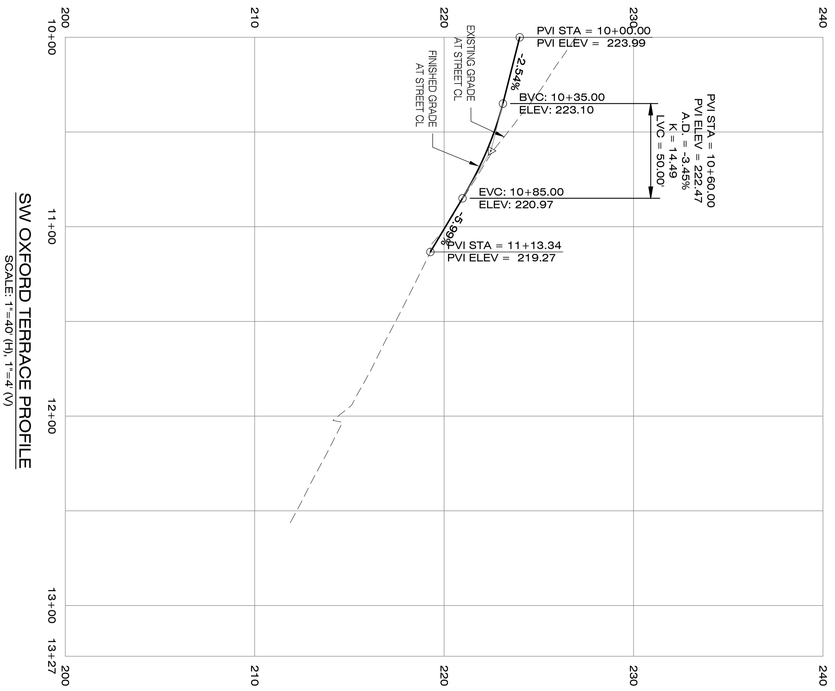




Project PINOT GLEN	No.	Date	Revision	By	Designed by WJD Date 02/2026	**PRELIMINARY STREET PROFILES**	PRELIMINARY
No. 131-035					Drawn by RAS Date 02/2026		
Type PLANNING					Reviewed by MLS Date 02/2026	PINOT GLEN	
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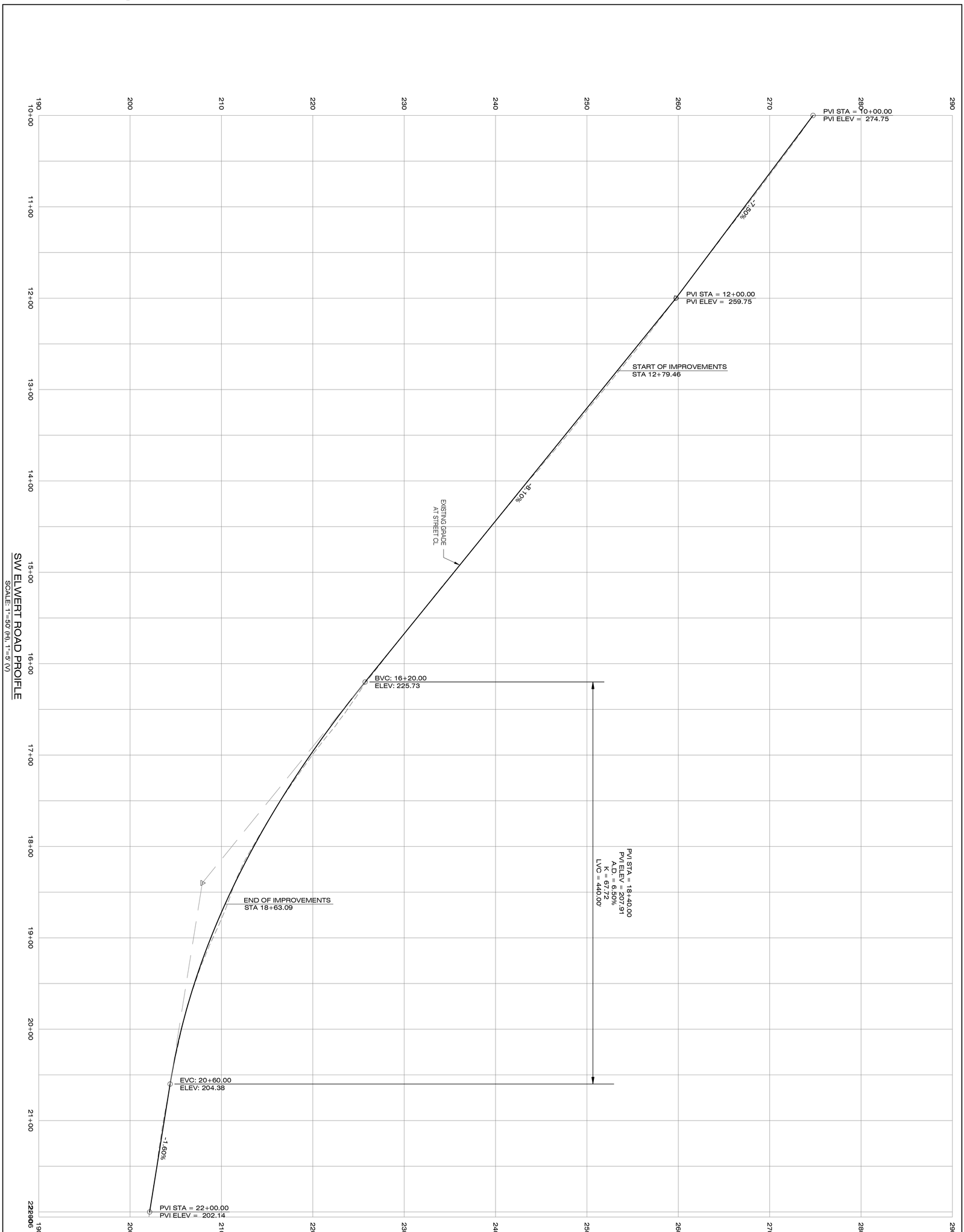




Project PINOT GLEN	**No.**	**Date**	**Revision**	**By**	**Designed by** WJD	**Date** 02/2026	**PRELIMINARY STREET PROFILES**
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Type PLANNING					**Reviewed by** MLS	**Date** 02/2026	PRELIMINARY
Sheet P4.4					**Project No.** 131-035	**REF.**	PINOT GLEN CITY OF SHERWOOD, OREGON
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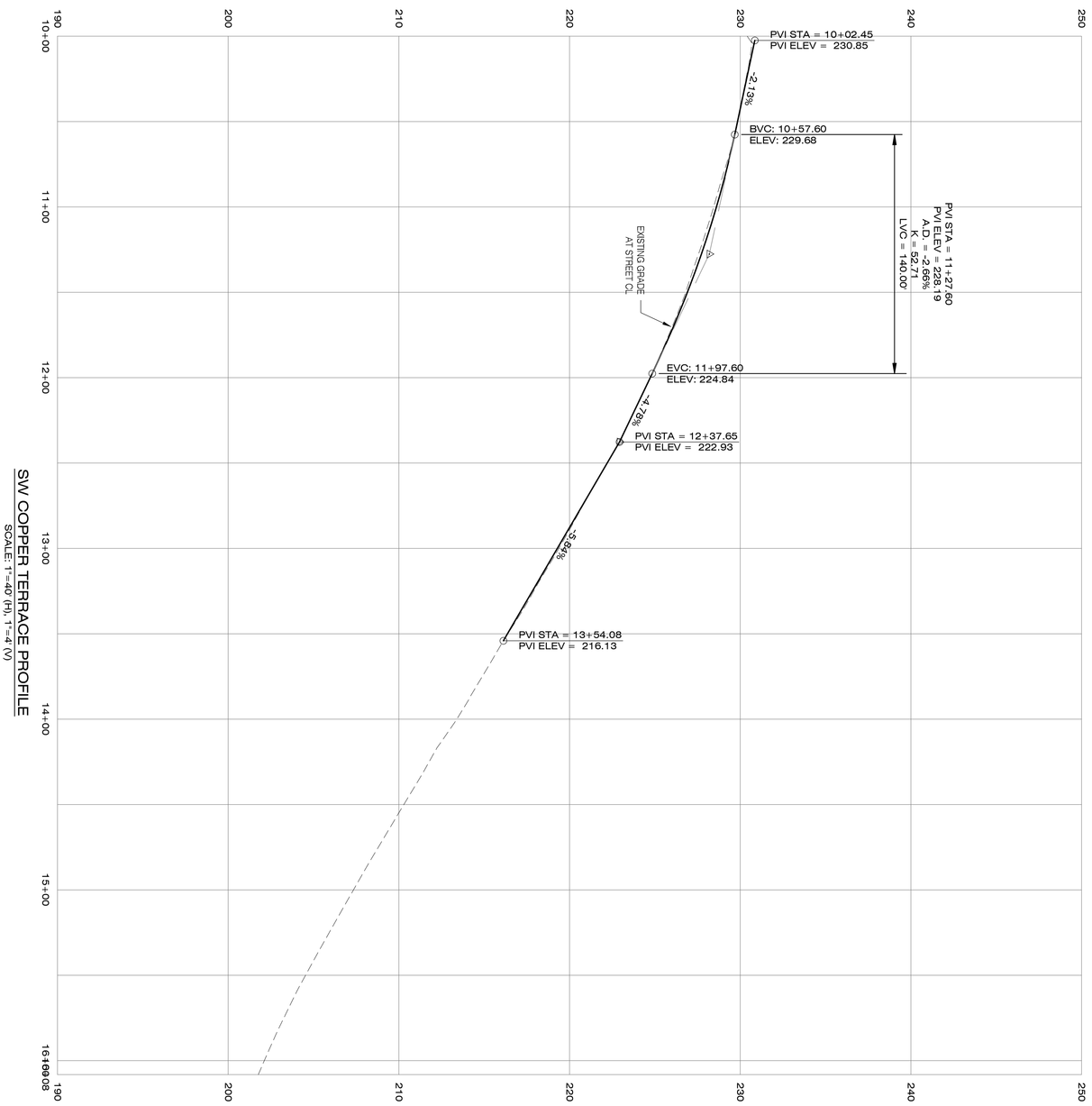
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Type PLANNING					**Reviewed by** MLS	**Date** 02/2026	PINOT GLEN
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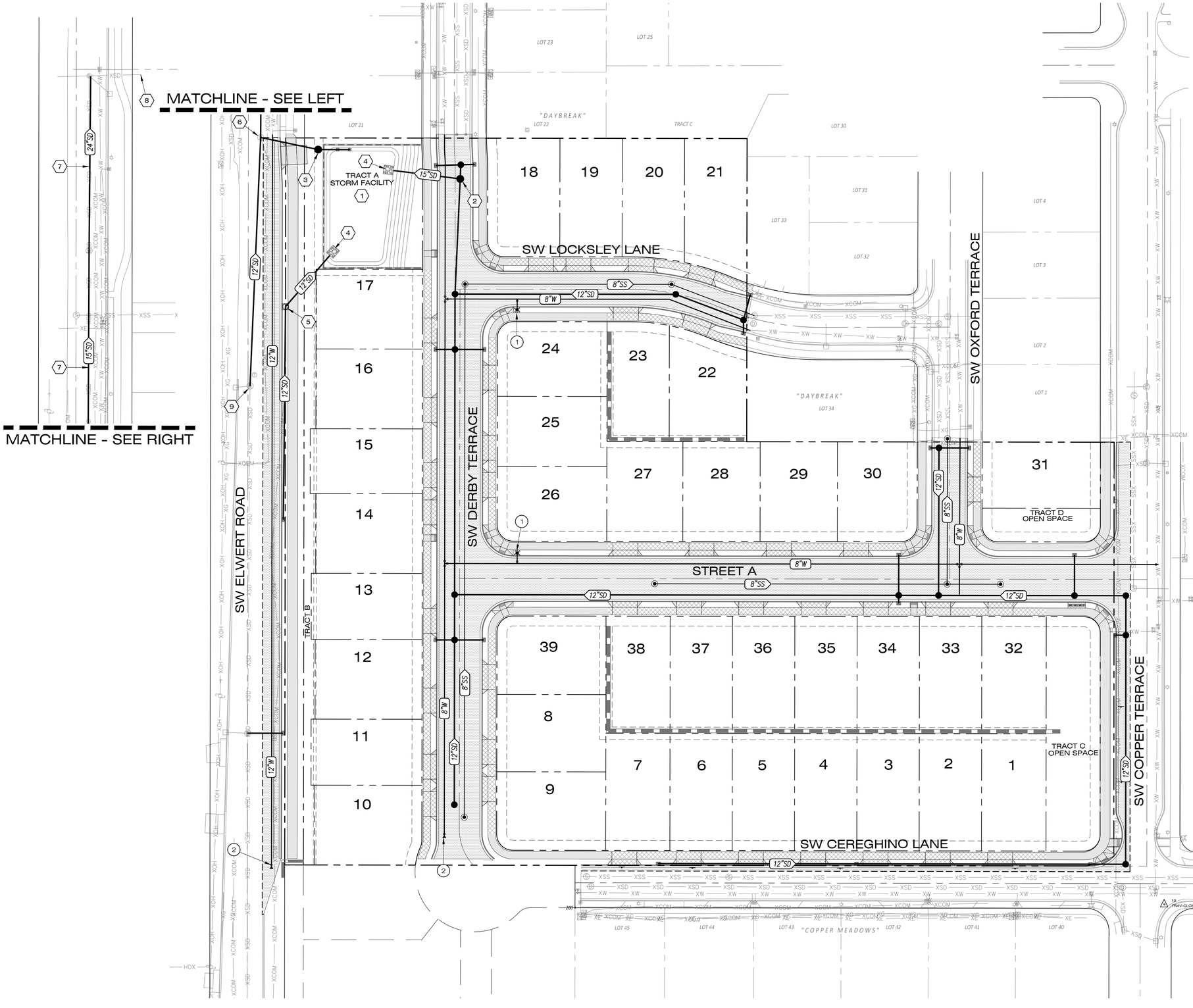
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SW COPPER TERRACE PROFILE
SCALE: 1"=40' (H), 1"=4' (V)

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Sheet **P4.6**					**Project No.** 131-035	**REF.**	CITY OF SHERWOOD, OREGON
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LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED CONCRETE SIDEWALK (BY DEVELOPER)
- PROPOSED CONCRETE SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- PROPOSED STANDARD CURB
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED WATER LINE AND VALVE

WATER NOTES

1. PROPOSED FIRE HYDRANT TO SERVE SITE.
2. PROPOSED BLOWOFF VALVE.

STORM NOTES

1. PROPOSED WATER QUALITY AND DETENTION FACILITY TO TREAT AND DETAIN RUNOFF FROM THE SITE.
2. PROPOSED WATER QUALITY MANHOLE.
3. PROPOSED FLOW CONTROL MANHOLE.
4. PROPOSED OUTFALL TO STORM FACILITY.
5. PROPOSED WATER QUALITY CG-48 MANHOLE.
6. CONNECT TO EXISTING DOWNSTREAM MANHOLE.
7. UPSIZE EXISTING DOWNSTREAM STORM MAIN.
8. EXISTING OUTFALL TO THE CREEK.
9. EXISTING CARTRIDGE MANHOLE TO REMAIN.

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PRELIMINARY

PRELIMINARY COMPOSITE UTILITY PLAN

PINOT GLEN
CITY OF SHERWOOD, OREGON

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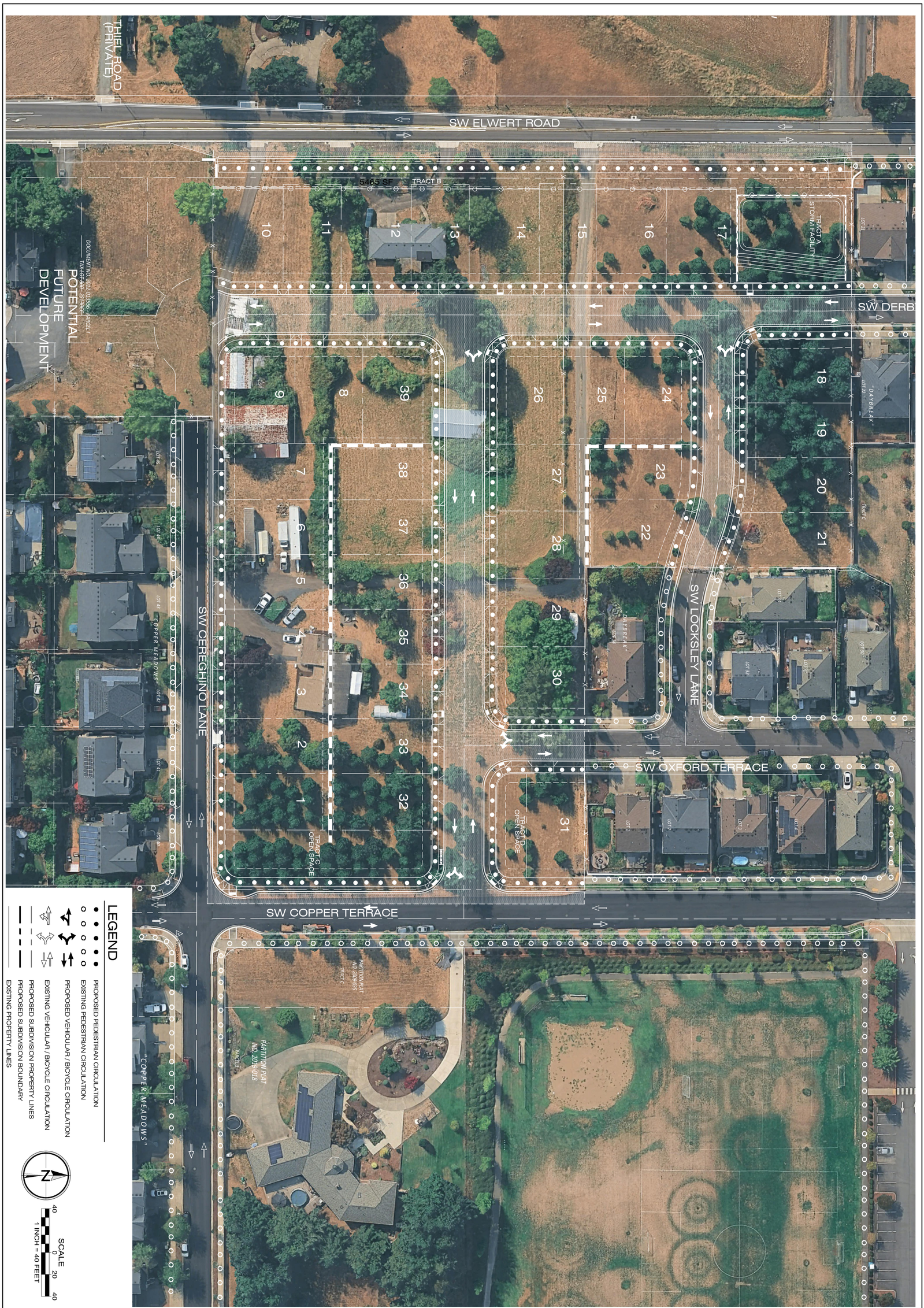
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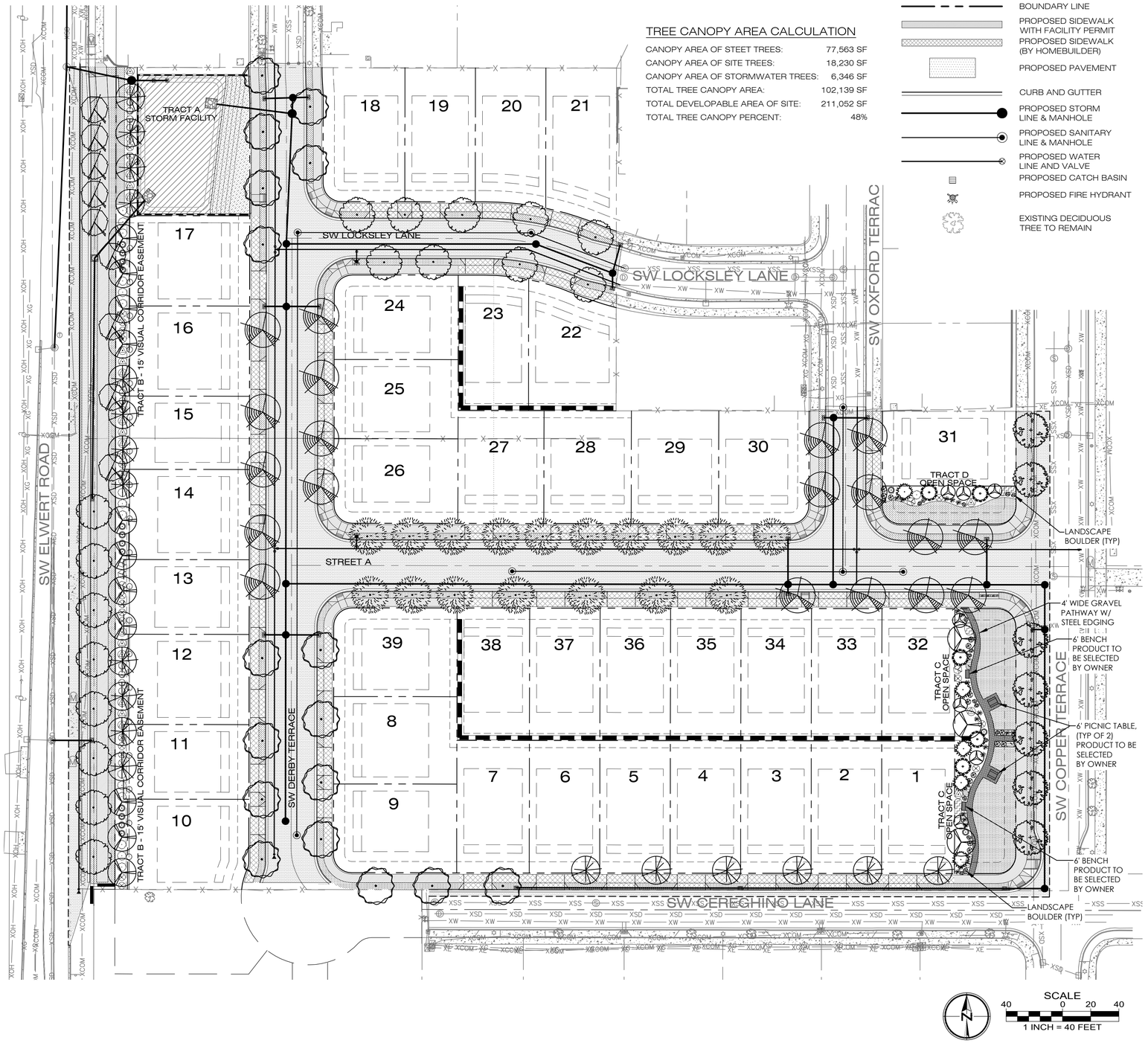
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NOTES:

1. STREET AND SITE PLANTING AREAS SHALL BE PROVIDED WITH A PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY CONTRACTOR.
2. STORMWATER FACILITY PLANTING AREAS SHALL BE PROVIDED WITH A TEMPORARY AUTOMATIC IRRIGATION SYSTEM DESIGNED BY CONTRACTOR.

TREE CANOPY AREA CALCULATION

CANOPY AREA OF STEET TREES:	77,563 SF
CANOPY AREA OF SITE TREES:	18,230 SF
CANOPY AREA OF STORMWATER TREES:	6,346 SF
TOTAL TREE CANOPY AREA:	102,139 SF
TOTAL DEVELOPABLE AREA OF SITE:	211,052 SF
TOTAL TREE CANOPY PERCENT:	48%

SITE LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- NEW PROPERTY LINE
- BOUNDARY LINE
- PROPOSED SIDEWALK WITH FACILITY PERMIT
- PROPOSED SIDEWALK (BY HOMEBUILDER)
- PROPOSED PAVEMENT
- CURB AND GUTTER
- PROPOSED STORM LINE & MANHOLE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED WATER LINE AND VALVE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- EXISTING DECIDUOUS TREE TO REMAIN

STREET TREES - PLANTING LEGEND

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING	MATURE CANOPY SPREAD (FEET)	MATURE CANOPY AREA (SF)	TOTAL CANOPY AREA (SF)
	17	LITTLELEAF LINDEN TILIA CORDATA	2" CAL	40' O.C.	40'	1,256 SF	21,352 SF
	7	PIN OAK QUERCUS PALUSTRIS	2" CAL	35' O.C.	35'	962 SF	6,734 SF
	17	PYRAMIDAL EUROPEAN HORNBEAM CARPINUS BETULUS 'PYRAMIDALIS'	2" CAL	35' O.C.	35'	962 SF	16,354 SF
	19	EUROPEAN BIRDCHERRY PRUNUS PADUS	2" CAL	35' O.C.	35'	962 SF	18,278 SF
	17	AUTUMN GOLD GINKGO GINKGO BILOBA 'AUTUMN GOLD'	2" CAL	30' O.C.	30'	707 SF	12,019 SF
	9	RAYWOOD ASH FRAXINUS OXYCARPA 'RAYWOOD'	2" CAL	20' O.C.	20'	314 SF	2,826 SF

TOTAL CANOPY AREA OF STEET TREES: 77,563 SF

SITE TREES - PLANTING LEGEND

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING	MATURE CANOPY SPREAD (FEET)	MATURE CANOPY AREA (SF)	TOTAL CANOPY AREA (SF)
	14	RED SUNSET MAPLE ACER RUBRUM 'RED SUNSET'	2" CAL	25' O.C.	25'	491 SF	6,874 SF
	18	METRO GOLD HEDGE MAPLE ACER CAMPESTRE 'PANACEK'	2" CAL	25' O.C.	25'	491 SF	8,838 SF
	5	WEEPING NOOTKA CYPRESS CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	6'-8' HT	12' O.C.	10'	79 SF	395 SF
	5	VANDERWOLF'S PYRAMID PINE PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6'-8' HT	12' O.C.	20'	314 SF	1,570 SF
	7	PERSIAN SPIRE PARROTIA PARROTIA PERSICA 'JLCOLUMNAR'	1.5" CAL	20' O.C.	10'	79 SF	553 SF

TOTAL CANOPY AREA OF SITE TREES: 18,230 SF

SITE SHRUBS, GRASSES, & GROUNDCOVER - PLANTING LEGEND

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING
	17	DWARF ARCTIC BLUE WILLOW SALIX PURPUREA 'NANA'	5 GAL	8' O.C.
	5	GINGER WINE NINEBARK PHYSOCARPUS OPULIFOLIUS	5 GAL	7' O.C.
	20	HOWARD MCMINN MANZANITA ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	5 GAL	8' O.C.
	26	KING EDWARD VII FLOWERING CURRANT RIBES SANGUINEUM 'KING EDWARD VII'	5 GAL	6' O.C.
	15	MY FAIR MAIDEN MAINDEN GRASS MISCANTHUS SINENSIS 'NCMS1'	3 GAL	6' O.C.
	12	SEM FALSE SPIREA SORBARIA SORBIFOLIA 'SEM'	3 GAL	6' O.C.
	14	KELSEY DOGWOOD CORNUS SERICEA 'KELSEYI'	2 GAL	5' O.C.
	19	BLUE ARROWS RUSH JUNCUS INFLEXUS 'BLUE ARROWS'	2 GAL	4' O.C.
		TOM THUMB COTONEASTER COTONEASTER APICULATUS 'TOM THUMB'	1 GAL	3' O.C.
		BOWLES SEDGE CAREX ELATA 'AUREA'	1 GAL	3' O.C.
		SOD		

STORMWATER FACILITY - PLANTING LEGEND

TREES & SHRUBS

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE	MATURE CANOPY SPREAD (FEET)	MATURE CANOPY AREA (SF)	TOTAL CANOPY AREA (SF)
	7	BITTER CHERRY / PRUNUS EMARGINATA 'MOLLIS' (TREE)	2 GAL	20'	314 SF	2,198 SF
	7	CASCARA / RHAMNUS PURSHIANA (TREE)	2 GAL	25'	491 SF	3,437 SF
	9	VINE MAPLE / ACER CIRCINATUM (TREE)	2 GAL	10'	79 SF	711 SF
	16	PACIFIC NINEBARK / PHYCOCARPUS CAPITATUS	1 GAL			
	16	RED TWIG DOGWOOD / CORNUS SERICEA	1 GAL			
	16	WESTERN SERVICEBERRY / AMELANCHIER ALNIFOLIA	1 GAL			
	16	RED FLOWERING CURRENT / RIBES SANGUINEUM	1 GAL			
	16	NOOTKA ROSE / ROSA NUTKANA	1 GAL			
	16	DOUGLAS SPIREA / SPIREA DOUGLASII	1 GAL			
	19	SNOWBERRY / SYMPHORICARPOS ALBUS	1 GAL			

TOTAL: 138 — 2,297 SF OF SIDE SLOPE
2,297 X .01 = 23 REQUIRED TREES, 2,297 SF X .05 = 115 REQUIRED SHRUBS
TOTAL CANOPY AREA OF STORMWATER FACILITY TREES: 6,346 SF

HERBACEOUS PLANTS

SYM	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	8,100	SPREADING RUSH / JUNCUS PATENS	1"X12" PLUG
	8,100	SLOUGH SEDGE / CAREX OBNUPTA	1"X12" PLUG
	8,100	SAWBEAK SEDGE / CAREX STIPATA	1"X12" PLUG
	8,100	SMALL FRUITED BULLRUSH / SCIRPUS MICROCARPUS	1"X12" PLUG

TOTAL: 32,400 — 5,400 SF OF VEGETATED TREATMENT AREA (6 PLUGS PER SQUARE FOOT)
5,400 SF X 6 = 32,400 REQUIRED HERBACEOUS PLANTS

GRASS SEED

SYM	QTY	COMMON NAME / BOTANICAL NAME	
		CLEAN WATER "LOWGROW" GRASS SEED MIX: 120 LB PER ACRE	
		DWARF TALL FESCUE / FESTUCA ARUNDINACEA	40%
	2,297 SF	PR8820 DWARF PERENNIAL RYEGRASS / LOLIUM PERENNE 'PR8820'	30%
		CREEPING RED FESCUE / FESTUCA RUBRA	25%
		HIGHLAND COLONIAL BENTGRASS / AGROSTIS TENUIS 'HIGHLAND'	5%

SCALE
40 0 20 40
1 INCH = 40 FEET

CASCARA
LAND DESIGN
6635 N BALTIMORE AVE, STE 245
PORTLAND, OR 97203
PHONE: 541.251.3200

REGISTERED
840
PRELIMINARY
CURTIS ALAN RILEY
OREGON
09/30/26
LANDSCAPE ARCHITECT

STREET TREE, OPEN SPACE & WATER QUALITY PLANTING PLAN

PINOT GLEN
CITY OF SHERWOOD, OREGON

Designed by	CAR	Date 10/2025
Drawn by	CAR	Date 10/2025
Reviewed by	CAR	Date 10/2025
Project No.	131-035	REF.
Horiz. Scale:		
Vert. Scale:		0117.18_PLANTING PLANS_04.17.26.dwg

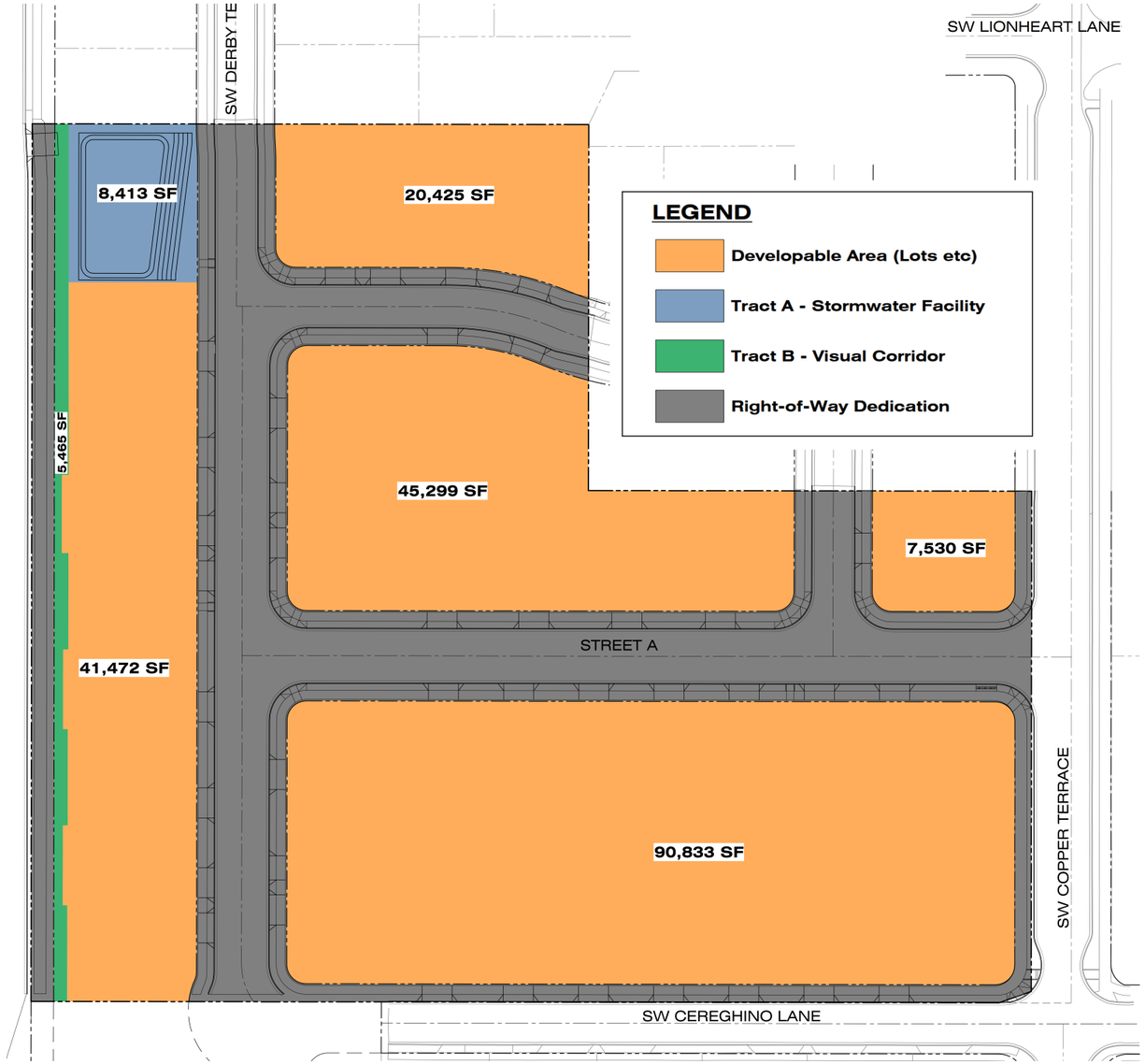
No.	Date	Revision	By
A	04/2026	PLANNING REVIEW PLAN SET	CAR

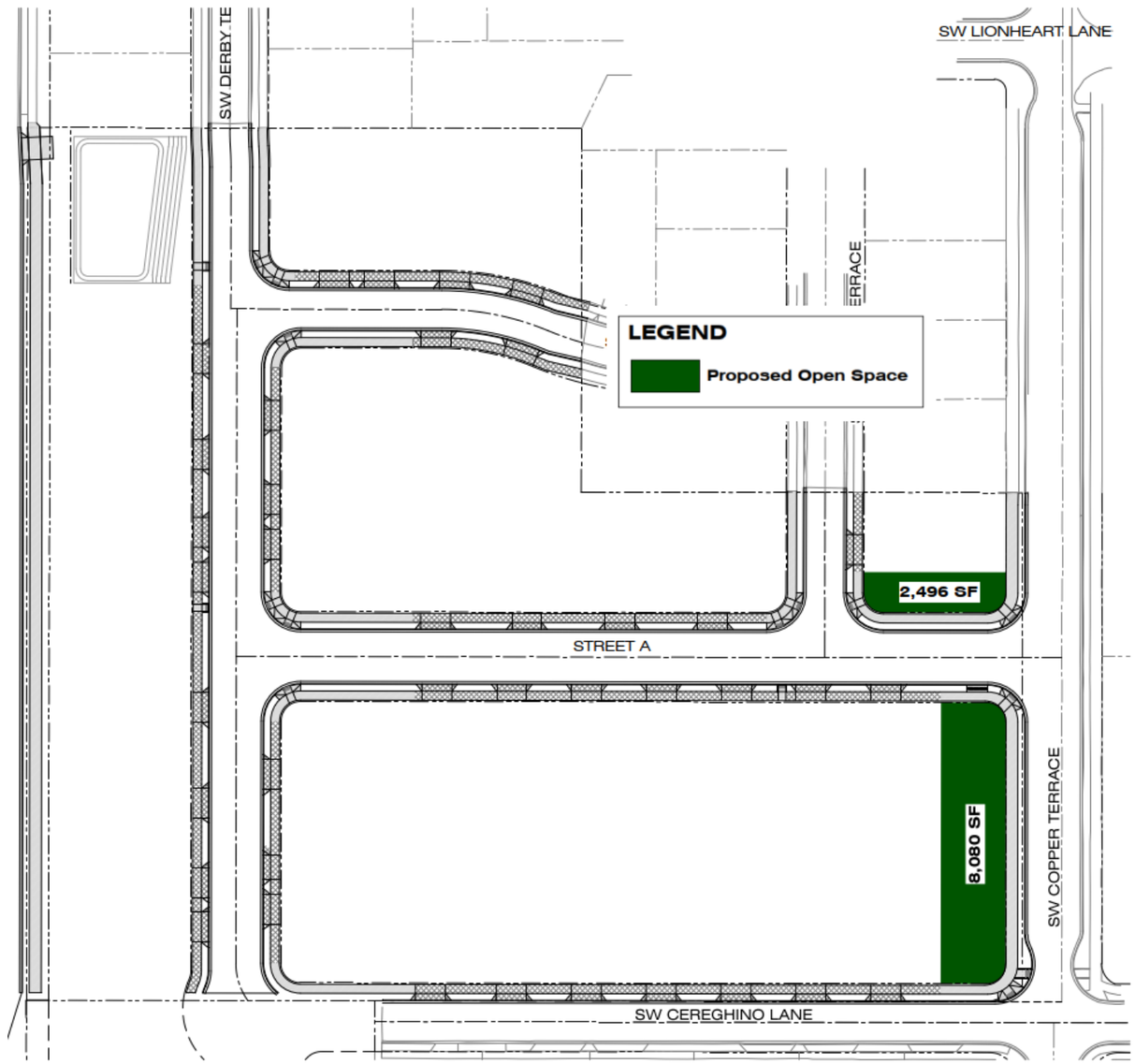
Project
PINOT GLEN
No.
131-035
Type
PLANNING
Sheet
L1.0

C:\Users\CurtisRiley\OneDrive - Cascara Land Design\Cascara Land Design\00_Projects\0117 Pioneer Design Group\0117.18 Pinot Glen\CAD\0117.18_PLANTING PLANS_04.17.26.dwg 4/20/2026 1:51:56 PM

OPEN SPACE EXHIBIT

EXHIBIT A5-x





Developable Area = 205,559 SF

Tract A (Stormwater Facility) = 8,413 SF

Tract B (Visual Corridor) = 5,465 SF

Right-of-Way Dedication = 96,700 SF

Site Area = 316,137 SF = 7.26 acres

Required Open Space (5%) = Net buildable area x 0.05
211,024 SF x 0.05 = 10,551 SF

Open Space =
Tract C = 8,080 SF
Tract D = 2,496 SF
Total = 10,576 SF

(10,576 SF/ 211,024 SF = 0.05011 = 5%)

From:	Kristen Tabscott
To:	Arthur Graves
Subject:	RE: Request for Comments 2: Proposed Subdivision "Pinot Glen" at Taxlots 2S130CC00400, 2S130CC00600, and 2S130CC00700
Date:	Wednesday, March 18, 2026 2:11:47 PM
Attachments:	image002.png We sent you safe versions of your files.msg 10.27.25 Pinot Glen Subdivision.pdf

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.

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

It doesn't appear there are any changes since we last approved this.

Kristen Tabscott
EXECUTIVE ASSISTANT
–
Pride Disposal & Recycling Company
503-625-6177
pridedisposal.com
Follow the latest Pride news:
Facebook | Twitter | enewsletter

From: Arthur Graves <gravesa@sherwoodoregon.gov>
Sent: Friday, March 13, 2026 12:40 PM
To: Craig Christensen <ChristensenC@SherwoodOregon.gov>; Jared Bradbury <BradburyJ@sherwoodoregon.gov>; Katie Corgan <CorganK@SherwoodOregon.gov>; Naomi Vogel <Naomi_Vogel@co.washington.or.us>; tony Mills <anthony_mills@washingtoncountyor.gov>; ODOT Region 1 <ODOT_R1_DevRev@odot.oregon.gov>; Kristen Tabscott <kTabscott@pridedisposal.com>
Subject: Request for Comments 2: Proposed Subdivision "Pinot Glen" at Taxlots 2S130CC00400, 2S130CC00600, and 2S130CC00700

Hi,

Regarding a Request for Comments for a proposed Subdivision:

THIS IS A REVISED DRAWINGS SET RESPONDING TO STAFF'S INCOMPLETE LETTER

Proposal: This is an application for a Type III, Subdivision Review. The request is to develop three tax lots (2S130CC00400, 2S130CC00600, and 2S130CC00700) for a 41-lot subdivision. Tax lots 600 and 700 are zoned Medium Density Residential Low (MDRL), and tax lot 400 is split zoned between Medium Density Residential Low (MDRL) and Medium Density Residential High (MDRH). The applicant has elected to defer Development Review submittal and is not proposing specific floor plans or building elevations at this time.

Case File No.: LU 2025-012 SUB 21760 SW Elwert Rd - PINOT GLEN SUBDIVISION

Location: 21710, 21760 & 21820 SW Elwert Rd (2S130CC00400, 2S130CC00600, and

2S130CC00700):



Detailed information can be found here:
Pinot Glen Subdivision - 3.13.2026

Please provide comments by **Friday, March 20, 2026.**

Please reach out if you have any questions.

Thank you,
Art

Arthur Graves
City of Sherwood
Planner, Community Development Department
gravesa@sherwoodoregon.gov
Phone: 503.625.4288

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.

From: Arn, Jason S.
To: Arthur Graves
Subject: RE: Request for Comments 2: Proposed Subdivision "Pinot Glen" at Taxlots 2S130CC00400, 2S130CC00600, and 2S130CC00700
Date: Tuesday, April 7, 2026 8:14:12 AM
Attachments: image002.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 Arthur,

I reviewed the proposed subdivision and I have no comments to make.

Thank you,

Jason Arn | Deputy Fire Marshal CFI
Tualatin Valley Fire & Rescue
Direct: 503-259-1510
www.tvfr.com

From: Arthur Graves <gravesa@sherwoodoregon.gov>
Sent: Thursday, April 2, 2026 5:18 PM
To: Arn, Jason S. <Jason.Arn@tvfr.com>
Subject: FW: Request for Comments 2: Proposed Subdivision "Pinot Glen" at Taxlots 2S130CC00400, 2S130CC00600, and 2S130CC00700

External Sender Alert

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` `

Hi Jason,

I thought I had sent this to you but may not have – could you please take a look and provide comments/concerns?
It is currently "incomplete".
I am sending them revised comments tomorrow or the next day.

Notice that some of the roads are proposed to be 52' not 60'.
And notice that both SW Derby Terrace and SW Cereghino Lane dead end and do not connect.
Use this link to access the project documents: Pinot Glen Subdivision - 3.13.2026

Please reach out if you have any questions.

Thank you,
Art

From: Arthur Graves
Sent: Friday, March 13, 2026 12:40 PM
To: Craig Christensen <ChristensenC@SherwoodOregon.gov>; Jared Bradbury <BradburyJ@sherwoodoregon.gov>; Katie Corgan <CorganK@SherwoodOregon.gov>; 'naomi_vogel@co.washington.or.us' <naomi_vogel@co.washington.or.us>; 'Anthony_Mills@washingtoncountyor.gov' <anthony_mills@washingtoncountyor.gov>; 'odot_r1_devrev@odot.oregon.gov' <odot_r1_devrev@odot.oregon.gov>; 'ktabscott@pridedisposal.com' <ktabscott@pridedisposal.com>
Subject: Request for Comments 2: Proposed Subdivision "Pinot Glen" at Taxlots 2S130CC00400, 2S130CC00600, and 2S130CC00700

Hi,

Regarding a Request for Comments for a proposed Subdivision:

THIS IS A REVISED DRAWINGS SET RESPONDING TO STAFF'S INCOMPLETE LETTER

Proposal: This is an application for a Type III, Subdivision Review. The request is to develop three tax lots (2S130CC00400, 2S130CC00600, and 2S130CC00700) for a 41-lot subdivision. Tax lots 600 and 700 are zoned Medium Density Residential Low (MDRL), and tax lot 400 is split zoned between Medium Density Residential Low (MDRL) and Medium Density Residential High (MDRH). The applicant has elected to defer Development Review submittal and is not proposing specific floor plans or building elevations at this time.

Case File No.: LU 2025-012 SUB 21760 SW Elwert Rd - PINOT GLEN SUBDIVISION

Location: 21710, 21760 & 21820 SW Elwert Rd (2S130CC00400, 2S130CC00600, and 2S130CC00700):



Detailed information can be found here:
Pinot Glen Subdivision - 3.13.2026

Please provide comments by **Friday, March 20, 2026.**

Please reach out if you have any questions.

Thank you,
Art

Arthur Graves
City of Sherwood
Planner, Community Development Department
gravesa@sherwoodoregon.gov
Phone: 503.625.4288

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From:	Jared Bradbury
To:	Arthur Graves
Subject:	Re: FW: Request for Comments 3: Proposed Subdivision "Pinot Glen" at Taxlots 2S130CC00400, 2S130CC00600, and 2S130CC00700
Date:	Thursday, April 23, 2026 10:48:57 AM
Attachments:	image004.png Outlook-0plya0rs.png

Hi Art, Building has no comment

Jared Bradbury (He/Him/His)
City of Sherwood
Building Official
(503) 625-4217
bradburyj@sherwoodoregon.gov



Permit applications for the City of Sherwood BuildingPermits.Oregon.gov. For questions or assistance, please contact the Building Department.

From: Arthur Graves <gravesa@sherwoodoregon.gov>
Sent: Thursday, April 23, 2026 10:07 AM
To: jason.arn@tvfr.com <jason.arn@tvfr.com>; Craig Christensen <ChristensenC@SherwoodOregon.gov>; Jared Bradbury <BradburyJ@sherwoodoregon.gov>; Katie Corgan <CorganK@SherwoodOregon.gov>; Naomi Vogel <Naomi_Vogel@co.washington.or.us>; tony Mills <anthony_mills@washingtoncountyor.gov>; ODOT Region 1 <ODOT_R1_DevRev@odot.oregon.gov>; Kristin Tabscott <kTabscott@pridedisposal.com>; Ken Spencer <Kenneth.Spencer@pgn.com>; Richard Sattler <SattlerR@SherwoodOregon.gov>; Jason Waters <WatersJ@SherwoodOregon.gov>
Subject: FW: Request for Comments 3: Proposed Subdivision "Pinot Glen" at Taxlots 2S130CC00400, 2S130CC00600, and 2S130CC00700

Hi,

Regarding a Request for Comments for a proposed Subdivision:

THIS IS A REVISED DRAWINGS SET RESPONDING TO STAFF'S SECOND INCOMPLETE LETTER

Proposal: This is an application for a Type III, Subdivision Review. The request is to develop three tax lots (2S130CC00400, 2S130CC00600, and 2S130CC00700) for a 41-lot subdivision. Tax lots 600 and 700 are zoned Medium Density Residential Low (MDRL), and tax lot 400 is split zoned between

Medium Density Residential Low (MDRL) and Medium Density Residential High (MDRH). The applicant has elected to defer Development Review submittal and is not proposing specific floor plans or building elevations at this time.

Case File No.: LU 2025-012 SUB 21760 SW Elwert Rd - PINOT GLEN SUBDIVISION

Location: 21710, 21760 & 21820 SW Elwert Rd (2S130CC00400, 2S130CC00600, and 2S130CC00700):



Detailed information can be found here:
PINOT GLEN - REVISED SUBMITTAL - 4.23.2026

Please provide comments by **Thursday, May 07, 2026**.

Please reach out if you have any questions.

Thank you,
Art

Arthur Graves
City of Sherwood
Planner, Community Development Department
gravesa@sherwoodoregon.gov
Phone: 503.625.4288

M E M O R A N D U M

Date: May 8, 2026

To: Arthur Graves, Planner, City of Sherwood

From: Jackie Sue Humphreys, Clean Water Services (CWS)

Subject: Pinot Glen Subdivision, LU 2025-012 SUB, 2S130CC00400, 00600, 00700

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE AND PLAT RECORDING

A Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained prior to plat approval and recordation. 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. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C 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. 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.

Engineering
Land Use Application
Comments

To:	Arthur Graves, Associate Planner
From:	Craig Christensen, P.E., Civil Engineer
Project:	(LU 2025-012) Pinot Glen Subdivision
Date:	June 4, 2026

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 and Clean Water Services (CWS), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Background Data

Currently the proposed subdivision consists of the development of 3 parcels of property with a total acreage of approximately 7.26 acres into a single family home subdivision. The subject properties are located east of SW Elwert Road, west of SW Copper Terrace and north of SW Cereghino Lane. Currently 2 of the existing parcel have existing homes.

Sanitary Sewer

Currently there are 8-inch diameter public sanitary sewer mains existing within SW Derby Terrace, SW Locksley Lane and SW Oxford Terrace that are stubbed to the subject property within the dead end streets. There also exists an 8-inch diameter public sanitary sewer main within SW Cereghino Drive along the entirety of the subject property frontage. There is also an existing 8-inch diameter public sanitary sewer main within SW Copper Terrace along the northern 120 feet of subject property street frontage. SW Elwert Road has no sanitary sewer main along the subject property frontage, however there is a sanitary sewer manhole connected to a 15-inch diameter public sanitary sewer main located about 110 feet north of the northwestern corner of the subject property.

The subject development will need to construct a public sanitary sewer system within the new public streets to provide sanitary sewer service to each lot of the subject development.

As noted above, there is no sanitary sewer along the subject property frontage of SW Elwert Road. However, there is a 15-inch diameter sanitary sewer main stubbed out into SW Elwert Road from the subdivision to the north of the subject property. This stub

can be used by future Sherwood west (urban growth area) development by extending as necessary to a future intersection from Sherwood west to SW Elwert Road. This 15-inch diameter sanitary sewer can be extended into Sherwood west via a local street system to provide sanitary sewer to future developments. Therefore, no extension of the public sanitary sewer system within SW Elwert Road will be required.

As noted above, there is only a public sanitary sewer within SW Copper Terrace along the northern portion of the subject property frontage. There is a vacant parcel of property on the east side of SW Copper Terrace that currently does not have property frontage to this sanitary sewer. Therefore, extension of the public sanitary sewer should be provided to the northern property line of the vacant parcel. However, since this would result in the installation of a very short section of sewer pipe, it is not practical to require this installation as part of the subject development. Therefore, instead of installing this public sanitary sewer, a fee-in-lieu payment in the amount of 125 percent of an engineer's estimate shall be made.

The existing homes appear to be on private septic systems. Any private sanitary sewer system will need to be abandoned/removed in compliance with all regulations. This will need to be done prior to recording of the subdivision plat.

CONDITION: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to extend the public sanitary sewer to provide public sanitary sewer service to all proposed lots through new public streets meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject developer shall make a fee-in-lieu payment for the future extension of an 8-inch diameter sanitary sewer line from its current location within SW Copper Terrace to the extension of the northern property line of the vacant parcel east of the subject property. This fee-in-lieu will be in the amount of 125 percent of an engineer's estimate meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Final Plat, any septic system within the subject property shall be abandoned/removed in accordance with all applicable regulations.

CONDITION: Prior to Grant of Occupancy, any private sanitary piping shall be installed in compliance with the current Oregon Plumbing Specialty Code.

Water

Currently there are 8-inch diameter public water mains existing within SW Derby Terrace, SW Locksley Lane and SW Oxford Terrace that are stubbed to the subject property within the dead end streets. There also exists an 8-inch diameter public water main within SW Cereghino Drive along the entirety of the subject property frontage.

There is also an existing 16-inch diameter public water main within SW Copper Terrace along the entirety of subject property street frontage. SW Elwert Road has no water main along the subject property frontage, however there is a 12-inch diameter public water main stubbed to the extension of the northern property line of the subject property.

The subject development will need to construct a public water system within the new public streets to provide water service and fire protection to each lot of the subject development and to extend the public water line within SW Derby Terrace to the southern end of the subject property to provide for future looping to the water line within SW Cereghino Lane.

The subject development will need to construct a public water line along the entire subject property frontage of SW Elwert Road.

The existing homes appear to be on private wells. Any private wells will need to be abandoned/removed in compliance with all regulations. This will need to be done prior to recording of the subdivision plat.

Water meters shall not be located in hardscape areas.

CONDITION: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to extend the public water system to provide water service and fire protection to all proposed lots meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to extend a public water line to the south property line of the subject property within SW Derby Terrace meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to extend the 12-inch diameter public water line within SW Elwert Road to the extension of the southern property line of the subject property meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Final Plat, any well within the subject property shall be abandoned/removed in accordance with all applicable regulations.

CONDITION: Prior to Grant of Occupancy, any private water piping shall be installed in compliance with the current Oregon Plumbing Specialty Code.

Storm Sewer

Currently there are 12-inch diameter public storm sewer existing within SW Derby Terrace, SW Locksley Lane and SW Oxford Terrace that are stubbed to the subject property within the dead end streets. There also exists a 12-inch diameter public storm sewer within SW Cereghino Drive along the entirety of the subject property frontage. There is also an existing 12-inch diameter public storm sewer within SW Copper Terrace along the northern 15 feet of subject property street frontage. There is an existing 12-inch diameter public storm sewer within SW Elwert Road along the southern 380 feet of subject property street frontage. This storm sewer is treated via a storm cartridge manhole before discharging to a roadside ditch.

The subject development will need to construct a public storm sewer system within the new public streets to provide storm sewer service to each lot of the subject development and for street drainage of new streets and street widenings. Public storm sewer may be within private property within a public easement with the approval of the Sherwood Engineering Department.

The subject development is required to provide storm water quality treatment and hydro-modification for all new/modified impervious area unless otherwise approved by the City of Sherwood and Clean Water Services (CWS). The water quality treatment and hydro-modification facilities shall be in a separate tract of land dedicated to the City of Sherwood.

There exists a regional storm water runoff water quality treatment swale that was sized for providing treatment for the subject property. However, this existing facility does not provide for hydro-modification and there is no high flow bypass for the swale resulting in erosion issues at the outlet end of the swale. The subject development has submitted a preliminary plan that provides for storm water runoff water quality treatment and hydro-modification via a proposed extended dry basin at the northwest corner of the subject development. This proposed extended dry basin will flow to a storm sewer within SW Elwert Road eventually discharging to a tributary approximately 300 feet north of the subject property. Upsizing of storm sewer within SW Elwert Road is proposed to account for this storm conveyance.

By not conveying the storm water runoff from the subject development to the existing water quality swale, this project avoids exasperating the existing issues at the existing regional storm water runoff water quality swale.

A storm report in compliance with CWS standards is required.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to extend the public storm sewer to provide public storm sewer service to all proposed lots, new streets and new street widenings meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the proposed development shall design to provide on-site water quality treatment/hydro-modification facilities with maintenance access to all facility structures in accordance with city and Clean Water Services standards unless otherwise approved by the city and Clean Water Services. These facilities shall be designed meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the proposed development shall provide a storm report in compliance with CWS standards meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of the Public Improvements, any public storm sewer located on private property shall have a dedicated public storm sewer easement encompassing the related public storm sewer improvements meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of the Public Improvements, the tract of land containing the public water quality facilities shall be dedicated to the city meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of the Public Improvements, a wall covenant designating the homeowner's association as the responsible party for the storm water facilities wall maintenance shall be recorded meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Grant of Occupancy, any private storm piping shall be installed in compliance with the current Oregon Plumbing Specialty Code.

Transportation

The subject property has street frontage along SW Elwert Road (County Arterial) to the west, SW Copper Terrace (City Neighborhood) to the east and SW Cereghino Lane City Local) to the south. The subject property also has access to 3 local streets stubbed at the northern and eastern property lines (SW Derby Terrace, SW Locksley Lane and SW Oxford Terrace).

Currently SW Elwert Road is unimproved along the subject property frontage. SW Elwert Road will need to be widened to meet the Washington County/Sherwood arterial street section which consists of (from center of right-of-way) 7-foot wide (half) center turn lane, 12-foot wide driving lane, 2-foot wide bike lane buffer, 6-foot wide bike lane, 5-foot wide landscaping strip (includes curb), 8-foot wide sidewalk within a 45-foot wide half right-of-way section. Street improvements along SW Elwert Road requires street

lighting meeting Washington County standards. Street improvements within SW Elwert Road right-of-way requires a permit from Washington County.

SW Copper Terrace is a Sherwood neighborhood street which typically has a section that consists of an 18-foot wide paved street (from centerline), 5-foot landscaping strip, 8-foot wide sidewalk and 1-foot wide sidewalk buffer area within a 32-foot half right-of-way section. However, a different street standard was used with SW Copper Terrace consisting of a19-foot wide paved street (from centerline), 5-foot landscaping strip, 8-foot wide sidewalk and no sidewalk buffer area within a 32-foot wide half right-of-way section. The non-standard street section is to be used to maintain street continuity. An intersection bulb-out shall be constructed on the west side of SW Copper Terrace at its intersection with SW Cereghino Lane.

Currently SW Cereghino Lane is partially improved with the half street section on the south side consisting of a 14-foot wide paved street (from centerline), 5-foot landscaping strip, 5-foot wide sidewalk and 6.5-foot wide sidewalk buffer area within a 20-foot wide half right-of-way and 11-foot wide pedestrian easement section. Current standards would be to construct a half street section consisting of an 18-foot wide paved street (from centerline), 5-foot landscaping strip, 6-foot wide sidewalk and 1-foot wide sidewalk buffer area within a 30-foot half right-of-way section.

The current city local street section, when fully constructed, has 36 feet of paved surface which provides for parking on both sides of the street while maintaining 20-feet of unobstructed surface for traffic. The previous local street section before the TSP update back in 2022 was for 28 feet of paved surface providing for parking on one side of the street while maintaining 20-feet of unobstructed surface for traffic.

Requiring the subject development to construct 18 feet of paved surface on their portion of the street frontage would result in a street width of 32 feet which will still only provide for parking on one side of the street and result in excess pavement of 4 feet. Logically it would make the most sense to either required the developer to build the street widening improvements along SW Cereghino Lane to either the 36-foot current standard width or the 28-foot previous standard width.

Requiring a 36-foot wide paved surface on SW Cereghino Lane will allow for parking on both sides of the street but would result in an asphalt width of 22 feet on the north side of the existing centerline as well as a right-of-way width of 34 feet on the north side of the existing centerline. This results in paving and land dedication of 4 feet above what is required by standard when using the existing street centerline. When looking at what the actual impact to the developer when compared to a half street section, the developer would need to provide 12 feet of paving and 20 feet of right-of-way dedication which are both less than the half-street standard.

Requiring a 28-foot wide paved surface on SW Cereghino Lane will allow for parking on only one side of the street. This street section would match SW Cereghino Lane east of SW Copper Terrace for consistency. Currently there is no on street parking on SW

Cereghino Lane west of SW Copper Terrace, therefore providing on-street parking on one side of SW Cereghino Lane will be more parking than what is currently there. Housing to the south of the subject property at SW Cereghino Lane consists of homes with 3-car garages and driveways that provide for 3 additional off-street parking spaces. Additional parking is available on both sides of SW Copper Terrace.

When weighing out the factors above, it has been determined that there isn't an issue significant enough to grant a modification/variance to the current city local street section. Therefore the subject development will need to provide widening improvements for a 36-foot wide paved street surface, 5-foot wide landscape strip, 6-foot wide sidewalk and 1-foot wide sidewalk buffer. Right-of-way dedication of 20 feet is required to encompass this street section.

The developer will be required to construct a public local street system within the subject property to provide street access to new lots and for continuity of the public street system.

The current city local street section consists of a 36-foot wide pavement section (curb-curb) with curb and gutter, 5-foot wide landscape strip, 6-foot wide concrete sidewalk and a 1-foot wide buffer on each side of the street for a total right-of-way width of 60 feet. Currently the existing local streets that are stubbed to the subject property (SW Derby Terrace, SW Locksley Lane and SW Oxford Terrace) consist of a 28-foot wide pavement section (curb-curb) with curb and gutter, 5-foot wide landscape strip, 6-foot wide concrete sidewalk and a 1-foot wide buffer on each side of the street for a total right-of-way width of 52 feet.

Due to this change of street sections, it would be best for street continuity to continue the street width of the current stubbed streets up to the next intersection, after which the new street width standard will be implemented.

Currently the Transportation System Plan shows a street interconnecting SW Derby Terrace to SW Elwert Road. During initial discussions between the city and county, it was determined that a vehicular connection between these 2 streets was not necessary. However, the pedestrian connection between the 2 streets that would have been provided should still be installed. This will need to be an 8-foot wide concrete sidewalk within a 20-foot wide tract of land to be owned and maintained by the HOA with an easement allowing public access.

As shown on the preliminary plans the block length from SW Copper Terrace to SW A Street (via SW Cereghino Lane and SW Derby Terrace) is approximately 760 feet. This exceeds the 530 feet maximum allowable intersection spacing requirement within the Sherwood Engineering Design Manual. Therefore the above mentioned sidewalk connection between SW Derby Terrace and SW Elwert Road should be located at the southwestern corner of the subject property to provide for a break in the block length for pedestrians.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the developer shall design for street widening improvements (including street lighting and street trees) along the subject property frontage of SW Elwert Road to provide for a 27-foot wide half-street paved surface, a 5-foot wide landscape strip, an 8-foot wide sidewalk within a 45-foot wide half street right-of-way section meeting the approval of the Sherwood and Washington County Engineering Departments.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the developer shall design for street widening improvements (including street lighting and street trees) along the subject property frontage of SW Copper Terrace to provide for a 38-foot wide curb to curb paved surface, a 5-foot wide landscape strip, an 8-foot wide sidewalk within an overall 64-foot wide street right-of-way section meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the developer shall design for street widening improvements (including street lighting and street trees) along the subject property frontage of SW Cereghino Lane to provide for a 36-foot wide curb to curb paved surface, a 5-foot wide landscape strip, a 6-foot wide sidewalk with right-of-way dedication to 1 foot behind sidewalk meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the developer shall design for a 2-inch grind and inlay of the existing asphalt to 18-feet from the new concrete curb on the north side of SW Cereghino Lane meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the developer shall design for street improvements (including street lighting and street trees) for SW A Street and SW Derby Terrace (south of SW Locksley Lane) shall be constructed to current local street standards consisting of a 36-foot wide paved surface with a 5-foot landscape strip, a 6-foot wide sidewalk, and a 1-foot wide sidewalk buffer on each side within a 60-foot wide right-of-way meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the developer shall design for street improvements (including street lighting and street trees) for SW Locksley Lane, SW Oxford Terrace and SW Derby Terrace (north of SW Locksley Lane) shall be constructed to the following consisting of a 28-foot wide paved surface with a 5-foot landscape strip, a 6-foot wide sidewalk, and a 1-foot wide sidewalk buffer on each side within a 52-foot wide right-of-way meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the developer shall make a fee-in-lieu payment for any street improvements (including street trees) along the south side of Lot 9 not constructed within the new street right-of-way. The fee-in-lieu amount shall be 125% of an engineer's estimate for the improvements meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the developer shall design for an 8-foot wide concrete sidewalk within a 20-foot wide privately owned tract of land to connect the sidewalk to be installed along the east side of SW Elwert Road with the sidewalk to be installed along the west side of SW Derby Terrace meeting the approval of the Sherwood Engineering Department. This sidewalk shall be privately owned and maintained by the Home Owner's Association.

CONDITION: Prior to Acceptance of the Public Improvements, the 20-foot wide privately owned tract of land containing the sidewalk that interconnects SW Elwert Road to SW Derby Terrace shall have a public access easement over its entirety meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Acceptance of Public Improvements/Issuance of an Engineering Compliance Agreement, the developer shall dedicate a minimum 8-foot wide PUE along all street frontages within/adjacent to the subject development meeting the approval of the Sherwood Engineering Department unless otherwise approved by the City Engineer.

Grading and Erosion Control:

City policy requires that prior to grading, a permit is obtained from the Building Department for grading on the private portion of the site.

The Engineering Department requires a grading permit for all areas graded as part of the public improvements. The Engineering permit for grading of the public improvements is reviewed, approved and released as part of the public improvement plans.

The proposed development will disturb over 5 acres, therefore a DEQ NPDES 1200-C is required.

CONDITION: Prior to Approval of Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the proposed development shall obtain a DEQ NPDES 1200-C permit.

Other Engineering Issues:

CONDITION: The proposed development shall comply with the conditions of the CWS Service Provider Letter.

CONDITION: Prior to Approval of Engineering Public Improvement Plans, a CWS Storm Water Connection Permit Authorization shall be obtained.

CONDITION: Prior to Acceptance of Public Improvements, the developer shall construct all required public improvements meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Issuance of Building Permits, substantial completion of the public improvements by the Sherwood Engineering Department is required unless otherwise approved by the Sherwood Engineering Department in the case of a model home.

CONDITION: Prior to Occupancy, final acceptance of the constructed public improvements shall be obtained from the City of Sherwood Engineering Department unless otherwise approved by the city.

CONDITION: Per City of Sherwood standards, all new utilities shall be placed underground.

CONDITION: Prior to Acceptance of the Public Improvements, Sherwood Broadband utilities (vaults and conduits) shall be installed along the subject property frontage of all streets within/adjacent to the subject development per requirements set forth in City Ordinance 2005-017 and City Resolution 2005-074.

End of Engineering Land Use Review Comments.

Transportation Development Review Comments

City of Sherwood LU 2025-012 SUB

Pinot Glen Subdivision

Date	June 3rd, 2026
Jurisdiction	City of Sherwood
Application	LU 2025-012 SUB — Pinot Glen Subdivision (Type III)
City Contact	Arthur Graves, Associate Planner
County Staff	Tony Mills, Senior Planner anthony_mills@washingtoncountyor.gov

Site / Application Information

Existing Use: Low-density single detached dwellings

Proposal: 41-lot residential subdivision. Development Review submittal deferred. No direct access to SW Elwert Road is proposed.

Site Size: [verify against assessor records]

Site Address: 21710, 21760, 21820 SW Elwert Road, Sherwood, OR 97140

Assessor's Maps: 2S1W30CC, Tax Lots 00400, 00600, 00700

County Right-of-Way: SW Elwert Road

Acronym Definitions

ADA — Americans with Disabilities Act / PROWAG accessibility standards

MUTCD — Manual on Uniform Traffic Control Devices

ORS — Oregon Revised Statutes

PIC — Public Improvement Contract

R&O — Resolution and Order

RDCS — Road Design and Construction Standards (WCCO Chapter 15.08; Ordinance 738)

ROW — Right-of-Way

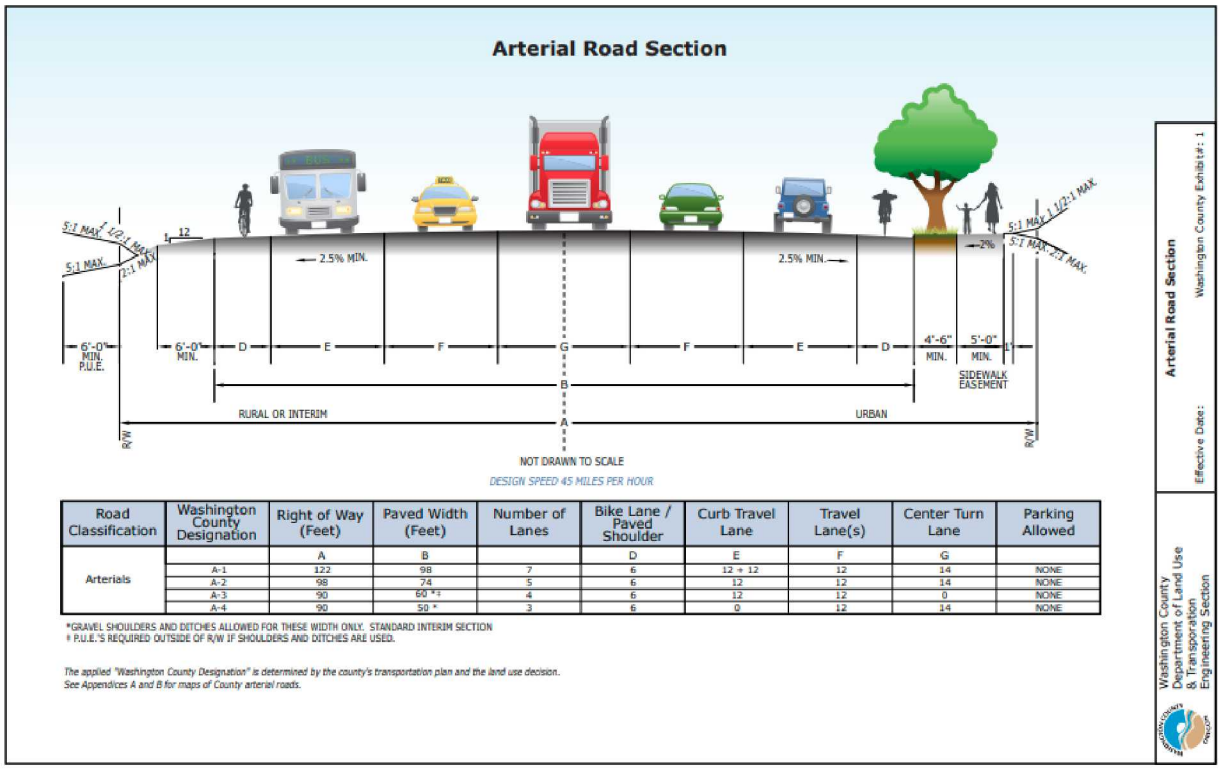
SUB — Subdivision

TSP — Washington County Transportation System Plan

WCCO — Washington County Code

Existing Conditions

SW Elwert Road is a County-maintained Arterial within the City of Sherwood. The three subject tax lots have frontage on SW Elwert Road. Sidewalk and roadside drainage are not currently present along the project frontage. Under ORS 368.016, the exercise of governmental powers relating to a road within a county is a matter of county concern, and the County retains design authority within the existing and required right-of-way. Washington County defers to the City of Sherwood for facilities beyond the back of curb.



Road Classification	Washington County Designation	Right of Way (Feet)	Paved Width (Feet)	Number of Lanes	Bike Lane / Paved Shoulder	Curb Travel Lane	Travel Lane(s)	Center Turn Lane	Parking Allowed
		A	B		D	E	F	G	
Arterials	A-1	122	98	7	6	12 + 12	12	14	NONE
	A-2	98	74	5	6	12	12	14	NONE
	A-3	90	60 *‡	4	6	12	12	0	NONE
	A-4	90	50 *	3	6	0	12	14	NONE

*GRAVEL SHOULDERS AND DITCHES ALLOWED FOR THESE WIDTH ONLY. STANDARD INTERIM SECTION
‡ P.U.E.'S REQUIRED OUTSIDE OF R/W IF SHOULDERS AND DITCHES ARE USED.

The applied "Washington County Designation" is determined by the county's transportation plan and the land use decision. See Appendices A and B for maps of County arterial roads.

Safety Mitigation Requirements

ORS 368.036 directs that County roads and work performed on County roads comply with the specifications and standards adopted by the County governing body. The County has adopted those standards in R&O 86-95 and in the RDCS (WCCO Chapter 15.08). Under that framework, sidewalk and adequate roadside drainage are required as minimum safety improvements along the frontage of a County-maintained road. Those improvements are delivered through the half-street improvement set forth in the design requirements below. Because this application does not propose direct access to SW Elwert Road, the access spacing standard of R&O 86-95 (600 feet on Arterials) is not at issue, and sight distance certification under R&O 86-95 is not required.

Design Requirements

SW Elwert Road is classified as a 2-3 lane Arterial in the TSP; the County's adopted RDCS specifies the required Arterial cross-section, implemented in WCCO 15.08.130.040 (Width) and WCCO 15.08.130.030 (Half-street improvements). Accordingly, this development is required to dedicate additional right-of-way to provide 45 feet from the monumented centerline of SW Elwert Road, construct a half-street improvement to the RDCS Arterial cross-section along the full SW Elwert Road frontage of the three subject tax lots, close all existing driveways to SW Elwert Road, and record a non-access reservation along the SW Elwert Road frontage. The right-of-way dedication shall be made in accordance with WCCO 15.12.010 and recorded on the final plat. The component design requirements for the half-street improvement are itemized under the Facility Permit Requirements below.

Permit Requirements

Under ORS 374.305, no person may place, build, or construct any facility within the right-of-way of a county road without proper permission from the road authority. ORS 374.309 requires the County governing body to adopt rules for the use of county road right-of-way and authorizes the County to issue permits for such use. The County has implemented these statutes through WCCO 15.08.210 and administers two permit categories: a Right-of-Way Permit, issued by County Operations for routine work in the right-of-way such as driveway access, sidewalk repair, and utility cuts; and a Facility Permit, issued by Land Development Services for development projects conditioned to build public improvements on County roads including: sidewalks, curbs, gutters, half-street improvements, and other engineered roadway features. Because this development is conditioned to construct a half-street improvement on SW Elwert Road, a Facility Permit is required. The Facility Permit is not issued until the County's Engineering Plan Review team approves the construction plans, and issuance is further conditioned on execution of a Public Improvement Contract with financial assurance (surety bond or cash) covering construction and a one-year minimum maintenance period.

FACILITY PERMIT REQUIREMENTS

IMPORTANT.

The design requirements set forth below apply to the County Facility Permit that is triggered by the City's conditioning of frontage improvements on SW Elwert Road. Improvements shall apply to the full frontage of all land within the subject site that abuts the County roadway. The subject site includes any lot or parcel to be subdivided and any contiguous lots or parcels that constitute phases of the currently proposed development. If the project is developed in phases, all County-required frontage improvements and any off-site improvements warranted by the first phase shall be completed with the first phase.

I. PRIOR TO FINAL APPROVAL OF THE SUBDIVISION PLAT BY THE CITY OF SHERWOOD:

A. Obtain a Washington County Facility Permit per ORS 374.305 / 374.309 and WCCO 15.08.210, including (i) Engineering Plan Review approval of the construction plans

submitted under I.A.4, and (ii) execution of a Public Improvement Contract with financial assurance for the improvements.

B. Submit to Washington County Land Development Services, Public Assurance Staff (503-846-3843):

1. Completed Facility Permit Information Form and Design and Inspection Option Form.
2. $28,000 Administration Deposit (payable by credit card at 503-846-3843, or by check via U.S. Mail or in person).

   NOTE: *The Administration Deposit funds Washington County's costs for plan approval, field inspections, and contract administration. Any portion of the deposit not used by the County will be returned to the applicant at project closeout. If at any time during the project the County's costs exceed the amount deposited, Washington County will bill the applicant for the additional amount needed to cover its costs.*
3. Copy of the City's Land Use Approval with Conditions, signed and dated.
4. Engineering plans, signed and stamped by a registered professional engineer licensed in Oregon, prepared in conformance with the County's Facility Permit Submittal Requirements (memo, 4/29/2020) and the Road Engineering Plan Submittal/Review Checklist (RDCS Appendix E, 1/12/2024), and submitted via the County's Electronic Plan Review (ProjectDox) system for County Engineering Plan Review approval. The plans shall provide the following components along the SW Elwert Road frontage of Tax Lots 2S130CC00400, 00600, and 00700:

   a. Half-street improvement to the RDCS Arterial cross-section. The plans shall include plan, profile, and cross-section views, with the following components:

      i. **Pavement.** Pavement widening to the half-width of the Arterial cross-section. Submit structural pavement design and supporting calculations per WCCO 15.08.320.020; transitions to existing pavement per WCCO 15.08.320.050.

      ii. **Bike lane.** Bike lane to the Arterial cross-section, with pavement marking per the ODOT Striping Legend (TM500 series).

      iii. **Street lighting.** Street lighting per the RDCS Arterial template. Luminaire supports per Standard Drawings 6810 (Luminaire Supports — Davit Style) and 6820 (Foundations). Submit photometric calculations demonstrating compliance with the Arterial illumination criteria.

      i. **ADA-compliant pedestrian curb ramps.** Curb ramps at all transitions per RDCS Standard Drawing 2130 (Sidewalk Curb Ramp at Curb Return), conforming to PROWAG and to the County's Clarification of ADA Design Standards memo (6/1/2022). ADA Ramp Inspection Forms (RDCS 7010 through 7090, as applicable to ramp type) shall accompany construction.

      iv. **Sight distance.** Sight distance at all access locations and intersections per WCCO 15.08.130.080 and the County's Sight Distance Guidelines memo (4/8/2021). Submit a sight distance certification, signed and stamped by the

design engineer, identifying the sight triangles on the plans and confirming that no obstruction is present within the required sight distance for the design speed of SW Elwert Road.

v. Washington County will defer to the City of Sherwood's preferred design features for any element located beyond the back of the curb. However, the ultimate design shall be reviewed by county engineers and must conform to the county's engineering standards.

- **Curb and gutter.** Concrete curb and gutter per RDCS Standard Drawing 2010 (Standard Curb and Gutter); curb-type transitions per Standard Drawing 2040.
- **Sidewalk.** Concrete sidewalk per RDCS Standard Drawing 2110 (P.C. Concrete Sidewalk Detail); end-of-sidewalk transitions per Standard Drawing 2140.
- **Storm drainage.** Storm drainage designed to the County design storm, with catch basins, conveyance pipe, and connection to the County drainage system. Submit hydraulic calculations per WCCO 15.08.330.010 through 15.08.330.040. Subsurface drainage per Standard Drawing 5010 (Subsurface Drain Detail), where field conditions require.

b. Driveway closures. All existing driveways to SW Elwert Road shall be closed and the frontage restored across each closed location to match the new half-street section. Existing access along unimproved frontage per Standard Drawing 1090 shall be terminated; restoration shall be designed using curb and gutter per Standard Drawing 2010 and sidewalk per Standard Drawing 2110, with continuity of the planter strip and street trees as specified in I.A.4.a.iv.

c. Design exceptions. Any designs for public improvements that cannot meet the county's standard details may be approved through the Design Eception review process, as outlined in WCCO 15.220.

B. The following shall be represented on the plat and recorded with Washington County:

1. Dedication of additional right-of-way to provide 45 feet from the centerline of SW Elwert Road.
2. Provision of a non-access reservation along the SW Elwert Road frontage.

II. PRIOR TO OCCUPANCY:

A. Road improvements required in I.A.4 shall be completed, inspected, and accepted by Washington County, and the one-year minimum maintenance period under the Public Improvement Contract shall be initiated. Any obstructions within the certified sight triangles (I.A.4.a.ix) shall be removed or relocated before acceptance.

City of Sherwood Oregon

Home of the Tualatin River National Wildlife Refuge

ORDINANCE 2022-005

AMENDING SECTIONS OF THE TRANSPORTATION SYSTEM PLAN FOR HOUSING CHOICES

WHEREAS, the proposed amendments are minor in nature and are intended to provide consistency, removing conflicts between the existing Transportation System Plan (TSP) document and the City's Development Code, and better meet the community's needs; and

WHEREAS, the proposed 36-foot roadway residential standard will allow for two lanes for travel and provide adequate on-street parking that meets Sherwood's existing and future needs; and

WHEREAS, the proposed 36-foot roadway residential standard will allow for safe emergency vehicle travel, efficient travel for vehicles, and will continue to accommodate convenient pedestrian and bicycle circulation; and

WHEREAS, the addition of the Public Alley cross section detail will provide consistency between the development code and the City's adopted TSP; and

WHEREAS, the proposed Public Alley cross section detail is not excessive and provides for the minimum width for travel, utilities, and lighting; and

WHEREAS, on April 12, 2022, the Planning Commission conducted a public hearing, considered the proposed increase of residential street width from 28-feet to 36-feet and a new public alleyway standard, and recommended that the City Council adopt the proposed amendments; and

WHEREAS, the City Council held the first public hearing on the proposed amendments on May 17, 2022, a second public hearing on June 7, 2022, and the third and final public hearing on June 13, 2022.

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

Section 1. After full and due consideration of the application, the Planning Commission recommendation, the record, and evidence presented at the public hearings, the City Council adopts the findings of fact contained in the Planning Commission recommendation, which is included as Attachment 1 to the staff report for this Ordinance, finding that the text of the Transportation System Plan shall be amended as follows:

1. Volume 1, Section 8: The Standards, Figure 16: Cross Sections, shall be amended to add a new Public Alley cross section detail (new Figure 16 G) as depicted in Exhibit A, attached hereto.

2. Volume 1, Section 8: The Standards, Figure 16: Cross Section, shall be amended to delete the current 28' Standard Residential in Figure 16 D and replace it with a new 36' Standard Residential in Figure 16 D as depicted in Exhibit B, attached hereto.

Section 2. The proposed amendments to the Transportation System Plan in Exhibits A and B, attached to this Ordinance, are hereby **APPROVED**.

Section 3. The City Council declares that an emergency exists because a delay would unnecessarily prevent the orderly implementation of the provisions of this Ordinance; therefore, this Ordinance shall take effect on June 30, 2022.

Duly passed by the City Council this 13th of June, 2022.

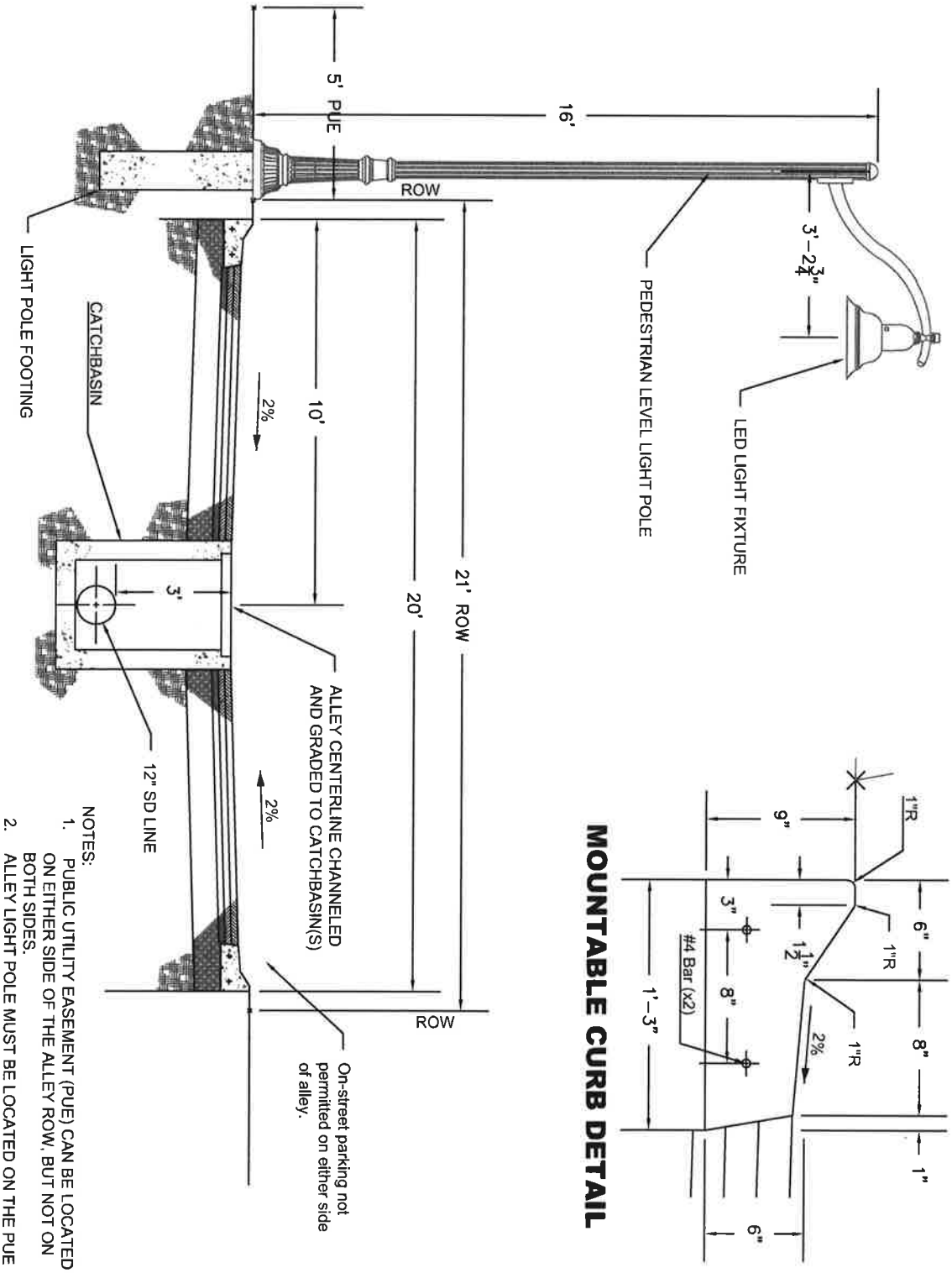
Keith Mays, Mayor — Date 6/13/2022

Attest:

Sylvia Murphy, MMC, City Recorder

	AYE	NAY
Giles	✓	
Scott	✓	
Brouse	✓	
Young	✓	
Garland	✓	
Rosener	✓	
Mays	✓	

Exhibit A



PUBLIC ALLEY CROSS SECTION

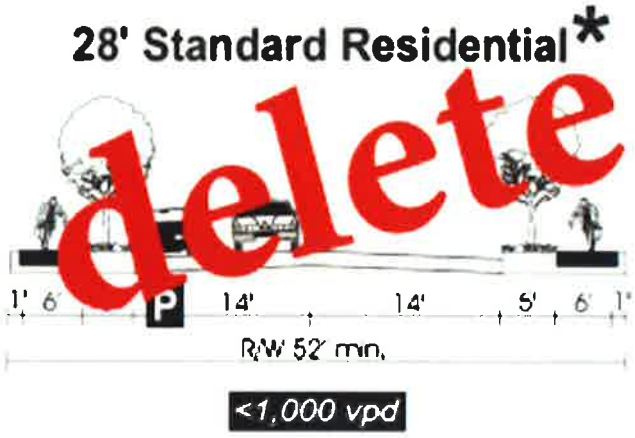
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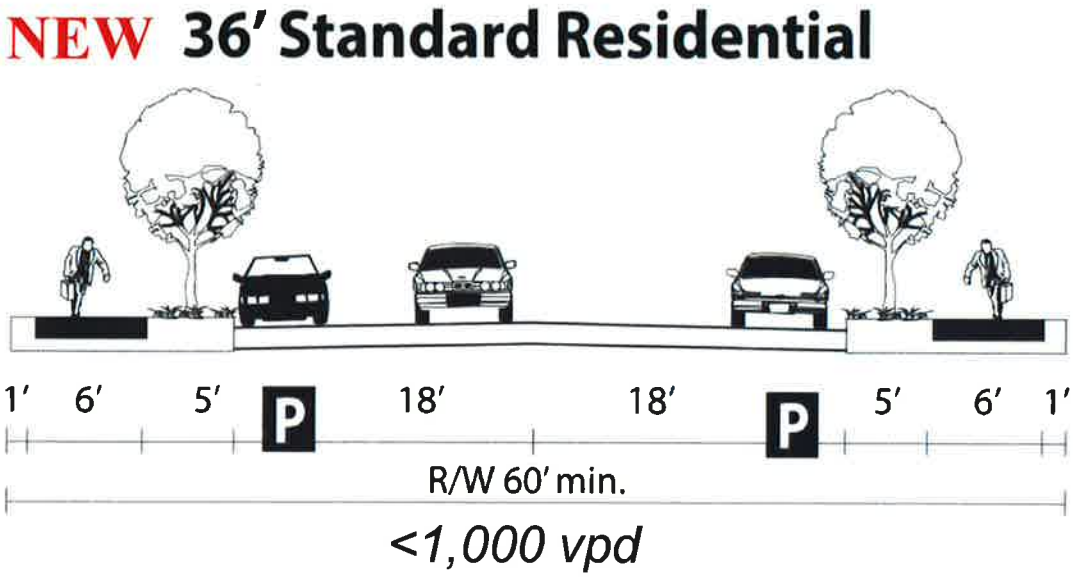
1. PUBLIC UTILITY EASEMENT (PUE) CAN BE LOCATED ON EITHER SIDE OF THE ALLEY ROW, BUT NOT ON BOTH SIDES.
2. ALLEY LIGHT POLE MUST BE LOCATED ON THE PUE SIDE OF THE ALLEY ROW.
3. ALLEY LIGHTING FIXTURE STYLE MUST BE COMPLIANT WITH PGE STANDARDS AND ACCEPTABLET TO THE CITY.
4. On-Streeet parking is not permitted on either side of the alley.

MOUNTABLE CURB DETAIL

	STANDARD DRAWING TITLE	DRAWING NUMBER
City of Sherwood Oregon	PUBLIC ALLEY CROSS SECTION DETAIL	X-XX
Any alteration of this drawing may not be associated in any way with the City of Sherwood Standard Drawings.	SCALE: N.T.S.	DATE: MON' YY

Remove the "28' Standard Residential" Cross Section and replace it with "36' Standard Residential Cross Section that allows for parking on both sides of the street as reflected below.







POCKET PARKS GUIDELINES

INTENT

Small sites that serve the immediate neighborhood with nearby public and/or private recreation space. During the development review process it is determined whether a pocket park will be dedicated to the City. If a pocket park is not dedicated to the City it is owned and maintained through a home owner's association.

SIZE AND ACCESS

- Typically less than .5 acre
- Pocket parks should face the front facades of adjacent buildings rather than the sides or rear

RECOMMENDED RESOURCES

- One recreation feature (play area, pump track, bocce court)
- Site furnishings (trash receptacles, bike rack, etc.)
- Benches, picnic table, seating
- Park identification sign

ADDITIONAL RESOURCES

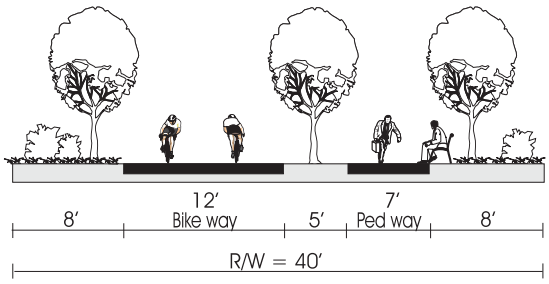
- Additional small-scale active recreation resource (ping pong table, chess tables, bocce court, climbing structure, etc.)
- Small shelter, shade structure, or gazebo
- Drinking water fountain
- Community garden
- Natural area
- Restrooms when there is sufficient space in the park and adequate buffering between neighboring residences

INCOMPATIBLE RESOURCES

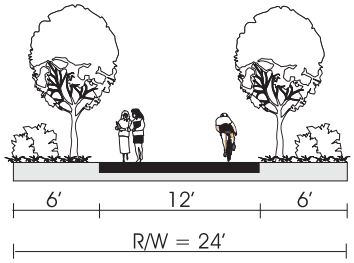
- Community-scale facilities
- Lighting that is not pedestrain-oriented or spills over onto adjacent properties
- Storage facilities

A variance requires demonstration of hardship or other exceptional circumstances resulting from conditions of the property. Variances must meet Sherwood Development Code and TPR criteria.

Pedestrian/Bicycle Greenway



Primary Trail



Feeder Trail

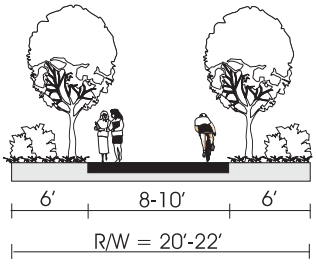
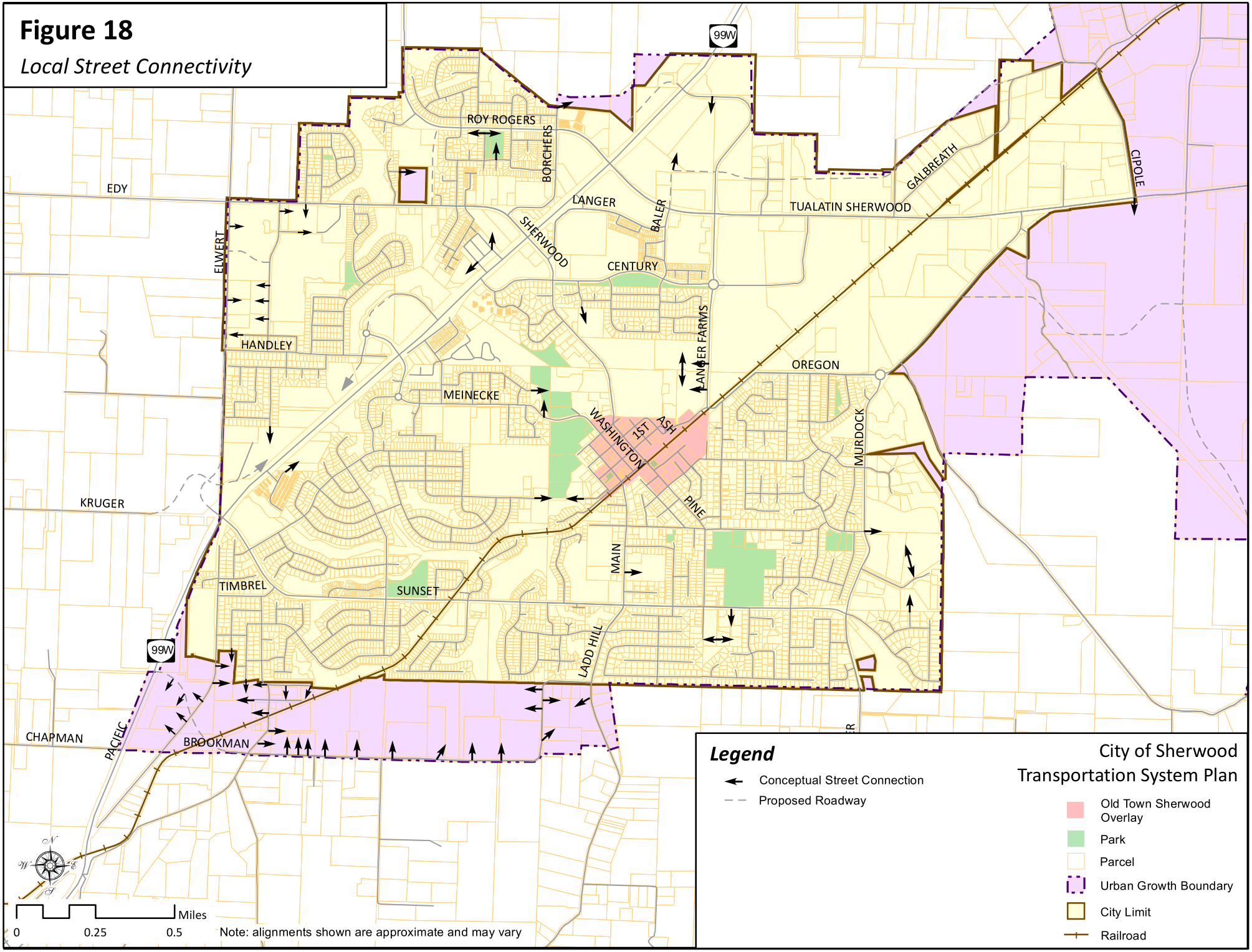


Figure 16F
TRAIL STANDARDS
SHERWOOD
CROSS SECTIONS

Figure 18

Local Street Connectivity



FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

Tualatin Valley Fire & Rescue

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: Wayne Hayson
Address: 9020 SW Washington Square Rd, Ste 170
Phone: 503-643-8286
Email: whayson@pd-grp.com
Site Address: 21710, 21760 & 21820 SW Elwert Road
City: Sherwood
Map & Tax Lot #: 2S130CC Lots: 400, 600 & 700
Business Name: Pioneer Design Group
Land Use/Building Jurisdiction: City of Sherwood
Land Use/ Building Permit #

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

41 Lot Subdivison

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 # 2025-0176
Permit Type: SPP-Sherwood
Submittal Date: 9-12-25
Assigned To: DFM Arn
Due Date: NA
Fees Due: Ø
Fees Paid: Ø

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

0450 — 9-25-25
Fire Marshal or Designee — Date

Conditions: See approved fire service plans.

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

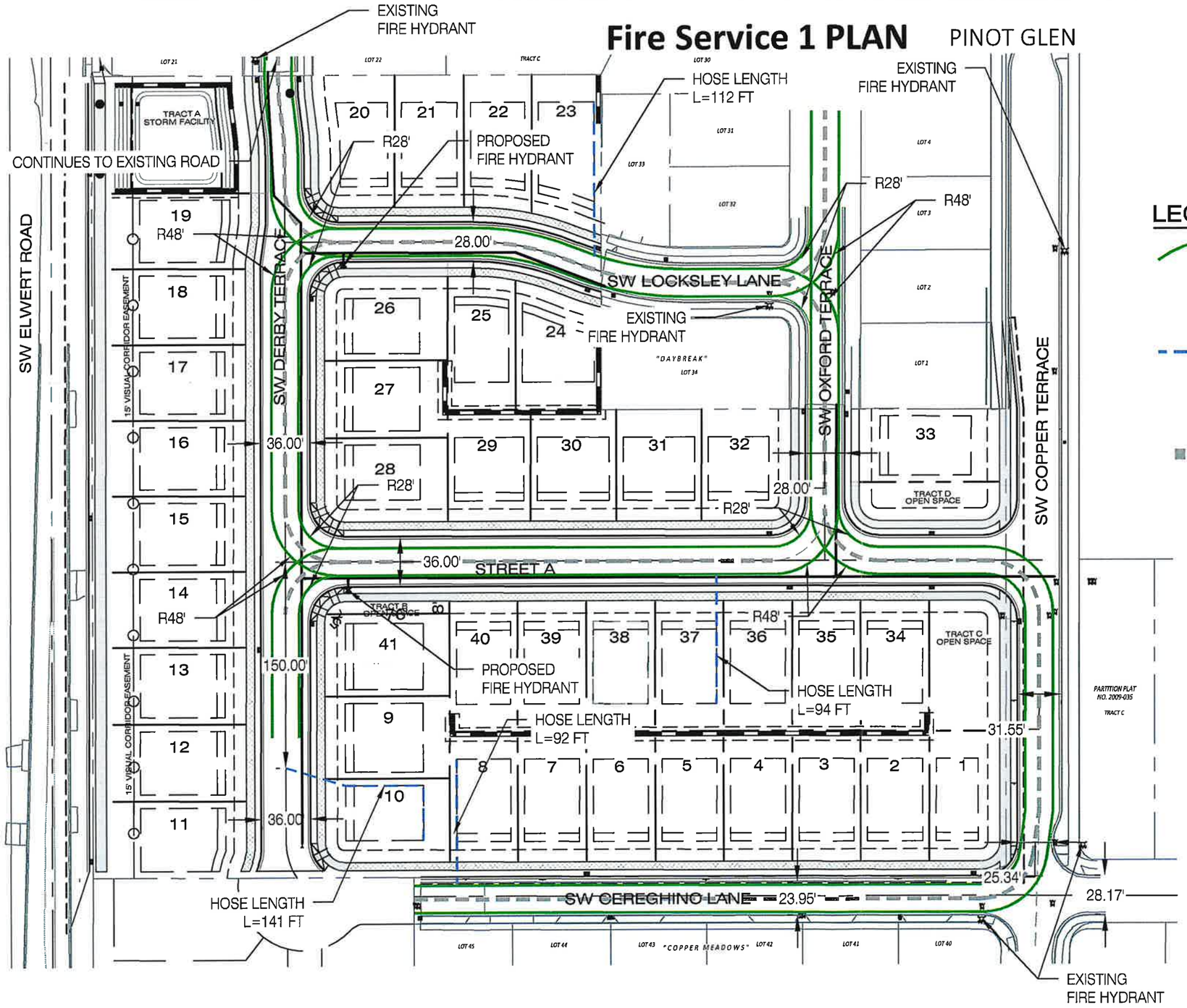
This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID — Date

Fire Service 1 PLAN

PINOT GLEN



TVF&R Tualatin Valley Fire & Rescue

APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jason Arn
Deputy Fire Marshal II

TVF&R Permit# 2025-0176

LEGEND

- R48' / R28' — FIRE VEHICLE TURNING RADIUS
- HOSE LAY
- DESIGNATED FIRE LANE. FIRE LANE SHALL BE DESIGNED TO SUPPORT FIRE APPARATUS WITH 75,000 GVWR WITH WHEEL LOAD OF 12,500 LBS

NOTE: HOME CONSTRUCTION TO BE UNDER THE REQUIREMENT OF THE OREGON RESIDENTIAL SPECIALTY CODE (ORSC).

THE FIRE FLOW DEMAND PER HOUR PER APPENDIX B OF THE OREGON FIRE CODE IS 1,000 GPM FOR 1 HOUR.

SCALE
80 0 40 80
1 INCH = 80 FEET

PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
PH: 503.643.8286 PH: 808.753.2376
WWW.PD-GRP.COM

Designed by	VAK	Date	09/2025
Drawn by	VAK	Date	09/2025
Reviewed by	WTH	Date	09/2025
Project No.	131-035	REF.	
Horiz. Scale:	1"=60'		
Vert. Scale:	A		

131-035_FS1 PLAN.DWG

Project
PINOT GLEN

No.
131-035

Type
PLANNING

Sheet
1 of 1