

Engineering Land Use Application Comments



To: Michelle Miller, Senior Planner
From: Craig Christensen, P.E., Engineering Department
Project: Dependable Springs (SP 16-01)
Date: April 14, 2016

Engineering staff has reviewed the information provided for the above cited project. Final construction plans will need to meet the standards established by the City of Sherwood Engineering Department and Public Works Department, Clean Water Services (CWS) and Tualatin Valley Fire & Rescue in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

Sanitary Sewer

Currently a public sanitary sewer main exists within SW Olds Place along the subject property frontage. No public sanitary sewer main extension is required.

CONDITION: The proposed development shall use the existing sanitary lateral to supply service to the new building unless otherwise approved by the Sherwood Engineering Department.

CONDITION: Private sanitary sewer shall be installed in compliance with the current Oregon Plumbing Specialty Code.

Water

Currently there is a public water main existing within SW Olds Place along the subject property frontage. No public water main extension is required.

CONDITION: The proposed development shall use the existing water service to supply domestic, irrigation and fire water to the development as needed unless otherwise approved by the Sherwood Engineering Department.

CONDITION: Water flows calculations (domestic, irrigation and fire) shall be provided by the developer.

The developer shall submit a statement of business activities and operations to determine if a Reduced Pressure Backflow Assembly is required.

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CONDITION: Install a Reduced Pressure Backflow Assembly meeting Sherwood Engineering Department standards if required by Sherwood Public Works.

On-site fire protection may be necessary depending on conditions by Tualatin Valley Fire & Rescue.

CONDITION: If on-site fire protection is required, install backflow protection meeting Sherwood Engineering Department standards.

CONDITION: Private water lines shall be installed in compliance with the current Oregon Plumbing Specialty Code.

Storm Sewer

Currently a public storm sewer main exists within SW Olds Place along the subject property frontage. No public storm sewer main extension is required.

CONDITION: The proposed development shall use the existing storm lateral to supply service to the development unless otherwise approved by the Sherwood Engineering Department.

There is an existing water quality swale which was constructed with the original subdivision. This swale will receive the runoff from the development of the subject property.

CONDITION: The developer shall provide a calculation showing that the existing water quality swale has the capacity to treat the new impervious area from the proposed development.

CONDITION: Private storm water runoff within the subject property shall be collected and conveyed in accordance with the current Oregon Plumbing Specialty Code.

Transportation

The subject property is bordered by SW Old Place to the east. The existing street has an 18-foot wide paved street section with 5-foot wide curb tight sidewalk within a 25-foot wide half street right-of-way section. Standard commercial local street is 20 feet of paved width with a 5-foot wide landscape strip and 6-foot wide sidewalk within a 32-foot wide half street right-of-way section. Due to the street being fully developed and the same as surrounding properties, no street improvements are being required.

CONDITION: The new driveway shall meet Sherwood Engineering Department standards.

This development as proposed does not exceed the minimum requirements within the Sherwood Municipal Code in regard to traffic impacts, therefore no Traffic Impact Analysis is required.

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Grading and Erosion Control:

City policy requires that prior to grading, a permit is obtained from the Building Department for all 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.

An erosion control plan and permit is required from the City of Sherwood Engineering Department for all public and private improvements. The erosion control permit is reviewed, approved and released as part of the public improvement plans.

Other Engineering Issues:

Clean Water Services has commented that a Service Provider Letter is not required for this development.

CONDITION: A Storm Water Connection Permit Authorization, if required by Clean Water Services, shall be obtained prior to Sherwood Engineering Department approval of the public improvement plans.

CONDITION: Either an Engineering Compliance Agreement or a right-of-way permit shall be obtained prior to issuing of a building permit.

CONDITION: Sherwood Broadband utilities shall be installed along the subject property's frontage per requirements set forth in City Ordinance 2005-017 and City Resolution 2005-074. Since street widening improvements are not being constructed as part of this project, the developer can elect to do a payment in lieu of constructing these facilities.

END OF COMMENTS.

Michelle Miller

From: Kristin Leichner <kristinl@pridedisposal.com>
Sent: Wednesday, April 06, 2016 1:26 PM
To: Michelle Miller
Subject: RE: SP 16-01 Dependable Springs Site Plan in Sherwood

That is an option if they'd like to go with roll carts. We try and get a feel from people if the roll carts will be enough service based on the capacity. Often the people doing the site plan are unsure of those answers. It's always an option, but we want to make sure there is enough capacity for their service needs. I'll let you know once I get updated plans to review, I just didn't want to forget to e-mail you before the 4/13 due date!

Kristin Leichner
Office Manager
Pride Disposal Co.
(503) 625-6177
www.priededisposal.com
[Facebook](#)
[Twitter](#)

From: Michelle Miller [mailto:MillerM@SherwoodOregon.gov]
Sent: Wednesday, April 06, 2016 1:21 PM
To: Kristin Leichner
Subject: RE: SP 16-01 Dependable Springs Site Plan in Sherwood

Thanks Kristin, I spoke with the owner, George Listera yesterday and Martin had been in contact with them about a redesign. They are interested in exploring roll out bins that they move to the curb. This is what they had done at their smaller shop in Tualatin. Is it possible to go with that option for them or is the size of receptacle based on building size.?

I provided them your contact information as well as the handout and email you sent.

Thanks for looking at this and keeping me in the loop.

Michelle

From: Kristin Leichner [mailto:kristinl@pridedisposal.com]
Sent: Wednesday, April 06, 2016 1:09 PM
To: Michelle Miller
Subject: RE: SP 16-01 Dependable Springs Site Plan in Sherwood

Michelle,

I've been in touch with Martin and let him know the current configuration does not work for us. He said he would look into alternatives and get back to me, but at this time we do not approve what was submitted.

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

www.pridedisposal.com

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From: Michelle Miller [<mailto:MillerM@SherwoodOregon.gov>]
Sent: Monday, April 04, 2016 10:00 AM
To: Kristin Leichner
Cc: 'Martin'
Subject: RE: SP 16-01 Dependable Springs Site Plan in Sherwood

Kristin,
The designer of the project is Martin Chroust-Masin, of MCHM Design. The phone is 503-472-8301.

I have copied him on this email so he is aware of this issue.

Thanks, Michelle

From: Kristin Leichner [<mailto:kristinl@pridedisposal.com>]
Sent: Monday, April 04, 2016 9:38 AM
To: Michelle Miller
Subject: RE: SP 16-01 Dependable Springs Site Plan in Sherwood

Michelle,

I cannot see the information I need in the plans online. Do you know who I should reach out to in order to get this information on their garbage enclosure?

Kristin Leichner
Office Manager
Pride Disposal Co.
(503) 625-6177
www.pridedisposal.com
[Facebook](#)
[Twitter](#)

From: Michelle Miller [<mailto:MillerM@SherwoodOregon.gov>]
Sent: Wednesday, March 30, 2016 4:45 PM
To: 'Jill.M.HENDRICKSON@odot.state.or.us'; 'baldwinb@trimet.org'; 'afk@nwnatural.com'; Brad Crawford; 'anita.huffman@dsl.state.or.us'; 'crbelt@bpa.gov'; Craig Sheldon; 'paulette.Copperstone@oregonmetro.gov'; 'karen.mohling@tvfr.com'; Kristin Leichner; 'kurt.A.MOHS@odot.state.or.us'; 'd5b@nwnatural.com'; Bob Galati; 'raindrops2refuge@gmail.com'; 'mwerner@gwrr.com'; 'brian.moore@pgn.com'; 'Naomi_Vogel@co.washington.or.us'; 'Kevin_Rolph@kindermorgan.com'; 'r2g@nwnatural.com'; 'Seth.A.BRUMLEY@odot.state.or.us'; 'michaela.skiles@oregonmetro.gov'; 'stephen_roberts@co.washington.or.us'; 'Robert.W.EBELING@odot.state.or.us'; 'john.wolff@tvfr.com'; Andrew Stirling; 'humphreysj@CleanWaterServices.org'; 'tumpj@trimet.org'; 'spieringm@CleanWaterServices.org'; 'Region1DEVREVApplications@odot.state.or.us'; 'Paulette.Copperstone@oregonmetro.gov'; 'gordon.hill@pgn.com'; Jason Waters; Richard Sattler; Jo Guediri; 'erin_holmes@fws.gov'; Craig Christensen; 'pjohanson@sherwood.k12.or.us'; 'rfagliano@sherwood.k12.or.us'
Subject: SP 16-01 Dependable Springs Site Plan in Sherwood

Agencies,

Please find the attached notice concerning a proposal for two industrial buildings in the light industrial zone to be located north of SW Tualatin Sherwood Road at the Sherwood Commercial Center on SW Olds Place. Please get comments back to me by April 13 to be included in the staff report.

Thanks, Michelle

Michelle Miller, AICP
Senior Planner
City of Sherwood
millerm@sherwoodoregon.gov
503.625.4242

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MEMORANDUM

Date: April 13, 2016
To: Michelle Miller, Senior Planner, City of Sherwood
From: Jackie Sue Humphreys, Clean Water Services (the District)
Subject: Dependable Springs, SP-16-01, 2S129A002000

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (the District) Storm Water Connection Permit Authorization must be obtained. Application for the District's Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 07-20, (or current R&O in effect at time of Engineering plan submittal), 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.
- c. Detailed plans showing 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 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, Section 4.02.4.
- e. If use of an existing, offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.

- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Application may require additional permitting and plan review from the District's Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.
- i. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute the District's approval of storm or sanitary sewer compliance to the NPDES permit held by the District. The District, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.



April 14, 2016

George Litera
Michelle Miller
City of Sherwood
22560 SW Pine St
Sherwood, Oregon
97140

Re:
Dependable Springs (SP – 16-01) Tax Map Lot: 2S129A002000

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

FIRE APPARATUS ACCESS:

1. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (OFC 503.2.1 & D103.1)
2. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)
3. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
 1. 20-26 feet road width – no parking on either side of roadway
 2. 26-32 feet road width – parking is allowed on one side
 3. Greater than 32 feet road width – parking is not restricted
4. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)
5. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)

North Operating Center
20665 SW Blanton Street
Aloha, Oregon 97078
503-649-8577

**Command & Business Operations Center
and Central Operating Center**
11945 SW 70th Avenue
Tigard, Oregon 97223-9196
503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, Oregon
97070-9641
503-649-8577

Training Center
12400 SW Tonquin Road
Sherwood, Oregon
97140-9734
503-259-1600

6. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):
 1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
 2. Gates serving three or less single-family dwellings shall be a minimum of 12 feet in width.
 3. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
 4. Electric gates shall be equipped with a means for operation by fire department personnel
 5. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
7. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)

FIREFIGHTING WATER SUPPLIES:

8. **MUNICIPAL FIREFIGHTING WATER SUPPLY EXCEPTIONS:** The requirements for firefighting water supplies may be modified as approved by the fire code official where any of the following apply: (OFC 507.5.1 Exceptions)
 1. Buildings are equipped throughout with an approved automatic fire sprinkler system (the approval of this alternate method of construction shall be accomplished in accordance with the provisions of ORS 455.610(5)).
 2. There are not more than three Group R-3 or Group U occupancies.
9. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with residual pressure (OFC Table B105.2). The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.
Note: OFC B106, Limiting Fire-Flow is also enforced, except for the following:
 - In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
 - In new developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.
 - Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1
10. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)
11. **WATER SUPPLY DURING CONSTRUCTION:** Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

FIRE HYDRANTS:

12. **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1)
 - This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
 - The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.

13. **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C 105.1. (OFC Appendix C)
14. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)
- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
 - Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
 - Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the fire code official.
 - Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official.
15. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13)
- Fire department connections (FDCs) shall normally be located remotely and outside of the fall-line of the building when required. FDCs may be mounted on the building they serve, when approved.
 - FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrants. ***The plans do not indicate that the building will be provided with automatic fire sprinklers. If automatic fire sprinklers are installed then this condition will apply.***

BUILDING ACCESS AND FIRE SERVICE FEATURES

16. **KNOX BOX:** A Knox Box for building access may be required for structures and gates. See Appendix C for further information and detail on required installations. Order via www.tvfr.com or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1)
17. **UTILITY IDENTIFICATION:** Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1)
18. **PREMISES IDENTIFICATION:** New and existing buildings shall have approved address numbers; building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property, including monument signs. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. (OFC 505.1)

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

Sincerely,



John Wolff | Deputy Fire Marshal II

Tualatin Valley Fire & Rescue

Direct: 503-259-1504

Wolff.johnf@tvfr.com

www.tvfr.com

Cc: TVFR File