

Engineering Land Use Application Comments



To: Michelle Miller, Senior Planner
From: Craig Christensen, Engineering Associate II
Project: Kohl's Partition (MLP 13-05)
Date: February 20, 2014

I reviewed the information provided for the above-cited project and have the following comments. Generally, the project needs to meet the engineering and design standards of the City of Sherwood and Clean Water Services (CWS). Additional requirements are outlined below.

Sanitary Sewer

All proposed parcels currently have sanitary sewer service from the public sanitary sewer system. A public sanitary sewer main exists on site within the northeastern portion of Proposed Parcel 2 and the western portion of Proposed Parcel 3. Any public sanitary sewer line located within private property and not within a public sanitary sewer easement will require dedication of a public sanitary sewer easement (15' minimum width).

Water

All proposed parcels currently have water service from the public water system. A public water main exists on site within Proposed Parcel 1 along the northwestern property line, within Proposed Parcel 2 along the northwestern and northeastern property lines, within Proposed Parcel 3 along the northwest property line and within the western portion of Proposed Parcel 3. Any public water line located within private property and not within a public water line easement will require dedication of a public water line easement (15' minimum width).

Any other public water facilities (fire hydrants, vaults, water meters, etc.) located on site without adequate public easement coverage will require dedication of a public water line easement meeting City of Sherwood Engineering Department approval.

Storm Sewer

Currently the subject site along with the two properties to the northeast are served by a private storm sewer system which drains to a water quality facilities in the western corner of Proposed Parcel 1 prior to discharging into SW Pacific Highway (ODOT) right-of-way.

The existing private water quality facilities located in the western corner of Proposed Parcel 1 is currently under a 2-year maintenance bond for the improvements made to the facilities and is encompassed by a Private Stormwater Facility Access and Maintenance Covent. As part of the partition process, a new Private Stormwater Facility Access and Maintenance Covenant to replace the existing covenant shall be recorded with Washington County. The new covenant shall make all 3 Proposed Parcels responsible for the cost of maintenance and repair of the water quality facilities. Specific language for the covenant will be developed as part of the design review and compliance agreement process.

Currently a private storm sewer exists through the existing subject property that serves the 2 adjoining properties to the northeast. Upon partitioning the subject property this storm sewer will also serve the 3 Proposed Parcels. It is required that all private storm sewers that serve more than one parcel be encompassed by an private storm sewer easement to the benefit of the other parcels that it serves. These irrevocable easements can either be shown on the plat or via document recorded with Washington County with a copy being submitted to the City of Sherwood Engineering Department. Storm sewer easements shall meet the approval of the City of Sherwood Engineering Department. These easements will be in addition to the reciprocal utility easement.

Transportation

There are no public transportation conditions for this partition.

Grading and Erosion Control:

City policy requires that prior to grading, a permit will be obtained from the Building Department for all grading on the private portion of the site, if required.

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 Engineering Department requires an erosion control permit for any public improvements or site work to be performed. The Engineering permit for erosion control of the improvements is reviewed, approved and released as part of the public improvement plans.

Other Engineering Issues:

Public easements are required over all proposed public utilities outside the public right-of-way. Easements dedicated to the City of Sherwood are exclusive easements unless otherwise authorized by the City Engineer.

Either a Public Access Easement(s) or a recorded Right of Entry Agreement(s) granting City of Sherwood access to all Parcels for maintenance of public utilities is required meeting the approval of the City of Sherwood Engineering Department.

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An eight-foot wide public utility easement is required adjacent to the right-of-way of all street frontages.

All easements on the subject property shall be shown on the partition plat.

A private reciprocal access and utility easement over all common areas of Proposed Parcels 1-3 shall be recorded with Washington County with a copy of the recorded document supplied to the City of Sherwood Engineering Department.

Any franchise utilities, excepting individual services, that fall outside of an easement dedicated for said franchise utility shall either be relocated to the public utility easement, or other existing easement dedicated for franchise use, or an additional private easement encompassing the franchise utility shall be dedicated.

A Storm Water Connection Authorization Permit from Clean Water Services shall be obtained prior to construction.

Sherwood Broadband utilities shall be installed as per requirements set forth in City Ordinance 2005-017 and City Resolution 2005-074.

END OF COMMENTS

