

# Engineering Land Use Application Comments

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To: Michelle Miller, Senior Planner  
From: Craig Christensen, P.E., Engineering Associate II  
Project: (PUD 14-01/SUB 14-01) Cedar Brook  
Date: May 12, 2014

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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:

## Sanitary Sewer

Sanitary sewer shall be installed to accommodate project development. The surrounding properties are either open space or have already been developed and have sanitary sewer service, therefore sanitary sewer will not be required to be extended to property lines to accommodate adjacent parcels.

Public sanitary sewer outside of the public right-of-way will be located within a dedicated public easement.

## Water

Water lines shall be installed to accommodate project development.

A 12-inch water line shall be installed along the frontage of SW Cedar Brook Way and SW Meineke Parkway.

No public water line shall be installed within the Private Street. Lots along the Private Street shall obtain water service from either SW "A" Street, SW Cedar Brook Way or SW Meineke Parkway.

All water infrastructure shall meet the standards of the City of Sherwood and be reviewed and approved by the Sherwood Water Department (Public Works Department) prior to issuance of an Engineering Compliance Agreement.

### Storm Sewer

Water quality treatment is required meeting the approval of the City of Sherwood Engineering Department and Clean Water Services.

Storm sewer shall be installed to accommodate project development. Surrounding streets and parcels are already developed and have storm sewer service. Therefore, storm sewer will not be required to be extended to property lines to accommodate adjacent parcels.

The capacity of the existing storm sewer receiving runoff from the subject development shall be verified. If undersized, the existing storm sewer shall be upsized to accommodate the subject property.

Public storm sewer outside of the public right-of-way will be located within a dedicated public easement.

### Transportation

Construct street improvements and dedicate right-of-way to extend SW Cedar Brook Way from the northeastern corner of the subject property to connect to the round-about at SW Meineke Parkway. The proposed SW Cedar Brook Way extension (Neighborhood Street) shall have 36 feet of paved surface (curb face to curb face) with 5-foot wide landscape strips and 8-foot wide sidewalks on each side within a 64-foot wide right-of-way unless a design modification request approved by the City Engineer allows otherwise.

Adequate street, street lighting, street signage and sidewalk facilities shall be constructed to serve the subject development meeting the approval of the Sherwood Engineering Department.

The City of Sherwood Transportation System Plan has identified a trail connection between the existing trail along the east line of "Wyndham Ridge" subdivision and SW Cedar Brook Way. The proposed trail is located within the southwest corner of the subject property and within the City owned property to the west. The developer shall construct the aforementioned trail meeting the approval of the City of Sherwood Engineering Department and Clean Water Services. Upon request, City Transportation System Development Charges credits are available for required trail construction located outside of the subject property.

### Grading and Erosion Control:

City policy requires that prior to any grading, a permit shall be obtained from the Building Department for all grading on the private portion of the site. In addition, an

approved grading and erosion control plan is also required prior to any grading and to obtain a Storm Water Connection Permit from Clean Water Services.

Other Engineering Issues:

Sensitive lands (wetlands, waterways and vegetation corridors) shall meet the standards of Clean Water Services and the requirements of the Service Provider Letter.

The design of the private street shall meet the approval of Tualatin Valley Fire and Rescue including turning movements to SW "A" Street.

An 8-foot wide public utility easement (PUE) is required adjacent to the right-of-way of all street frontages.

Tract 'G' containing the proposed private street shall have a private utility easement over its entirety.

All easements (public or private) associated with the development shall be recorded with the County prior to City approval of the public improvements and transfer to a 2-year maintenance bond.

Developer shall obtain a NPDES 1200-C permit prior to any construction work.

Developer shall obtain all required permits/approvals prior to construction of the proposed trail.

Sherwood Broadband utilities shall be installed along SW Cedar Brook Way as per requirements set forth in City Ordinances 2005-017 and 2005-074.

**End of Engineering Land Use Review Comments.**