

Engineering Land Use Application Comments



To: Michelle Miller, Senior Planner

From: Craig Christensen, P.E., Engineering Associate II

Project: (MLP 14-01) 22545 SW Park Street

Date: February 19, 2015

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

Currently a 12-inch diameter public sanitary sewer main exists on the southwest side SW Park Street along the subject property frontage.

Sanitary sewer service shall be installed to accommodate new parcel.

Water

Currently a 6-inch diameter public water main exists on the northeast side SW Park Street along the southern 85 feet of subject property frontage changing over to a newer 8-inch diameter public water main located near the center of SW Park Street which continues northerly.

Water service shall be installed to accommodate the new parcel.

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

Currently a storm manhole exists a within SW Park Street near the southeast end of the property frontage. There is currently no storm sewer main line along the property frontage.

A storm lateral connecting to the existing storm sewer shall be installed to accommodate the new parcel unless otherwise approved by the City Engineer.

The existing home appears to have a storm sewer connection through the existing weep hole in front of the new parcel. If the weep hole serves the existing home, a new storm lateral connecting to the existing storm sewer shall be installed to accommodate the new existing home unless otherwise approved by the City Engineer.

A design modification request (available on website) may be submitted to request weep hole usage for storm laterals. Design modification requests are subject to the City Engineer's approval.

Currently a water quality treatment vault exists within SW Villa Road which serves the runoff from this portion of SW Park Street. No additional treatment is required.

Transportation

Currently SW Park Street consists of ±13 feet of pavement width from right-of-way centerline to the existing concrete curb. No sidewalk currently exists along the subject property frontage. The existing right-of-way is currently 60 feet in width.

Standard residential streets have a 28-foot curb to curb width with 5-foot wide landscape strips and 6-foot wide sidewalks within a 52-foot wide right-of-way.

New curb and gutter shall be installed at 14 feet from right-of-way centerline with 3 feet minimum of new asphalt replacement between front of gutter to existing asphalt. Width of new asphalt replacement is subject to the approval of the City Inspector based upon existing asphalt conditions. Concrete sidewalk shall be installed along the subject property frontage having a width of 5 feet with a 5-foot wide planter strip (including curb). No additional right-of-way dedication is required.

Street lights exist on the existing power poles at the SW Park Street\SW First Street and SW Park Street/SW Villa Road Intersections. No additional street lighting is required.

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:

A Service Provider Letter and Stormwater Connection Authorization Permit shall be obtained from Clean Water Services.

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Developer shall work with PGE for the installation of underground conduit(s) for future undergrounding of overhead utility lines.

Utility services to the new home shall be underground unless otherwise approved by the City Engineer through a design modification request.

Dedication of an 8-foot wide public utility easement (PUE) is required adjacent to the right-of-way of the subject property street frontage.

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

Sherwood Broadband utilities shall be installed along the subject property frontage as per requirements set forth in City Ordinances 2005-017 and Resolution 2005-074.

End of Engineering Land Use Review Comments.