

Engineering Land Use Application Comments



To: David Bantz, Senior Planner
From: Craig Christensen, P.E., Engineering Department
Project: Olds Place Truck Repair (SP 16-05)
Date: May 25, 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.

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 Olds Place to the east. The existing street has a 45-foot radius of paved cul-de-sac with 5-foot wide curb tight sidewalk within a 52-foot radius right-of-way section. A standard city cul-de-sac should have a 48-foot radius paved width with a 5-foot wide landscape strip and 6-foot wide sidewalk within a 60-foot radius 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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Date: May 25, 2016
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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.



P*R*I*D*E

DISPOSAL COMPANY

P.O. Box 820 Sherwood, OR 97140

Phone: (503) 625-6177 Fax: (503) 625-6179

May 31,2016

David Bantz
City of Sherwood

Re: Olds Truck Repair

We have reviewed the site plan for the above mentioned project. The site plan shows 1 enclosure on the property (highlighted on page 2), which allows for straight on access. This location allows for the required straight on access.

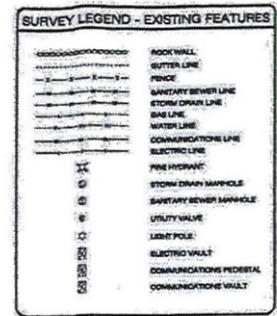
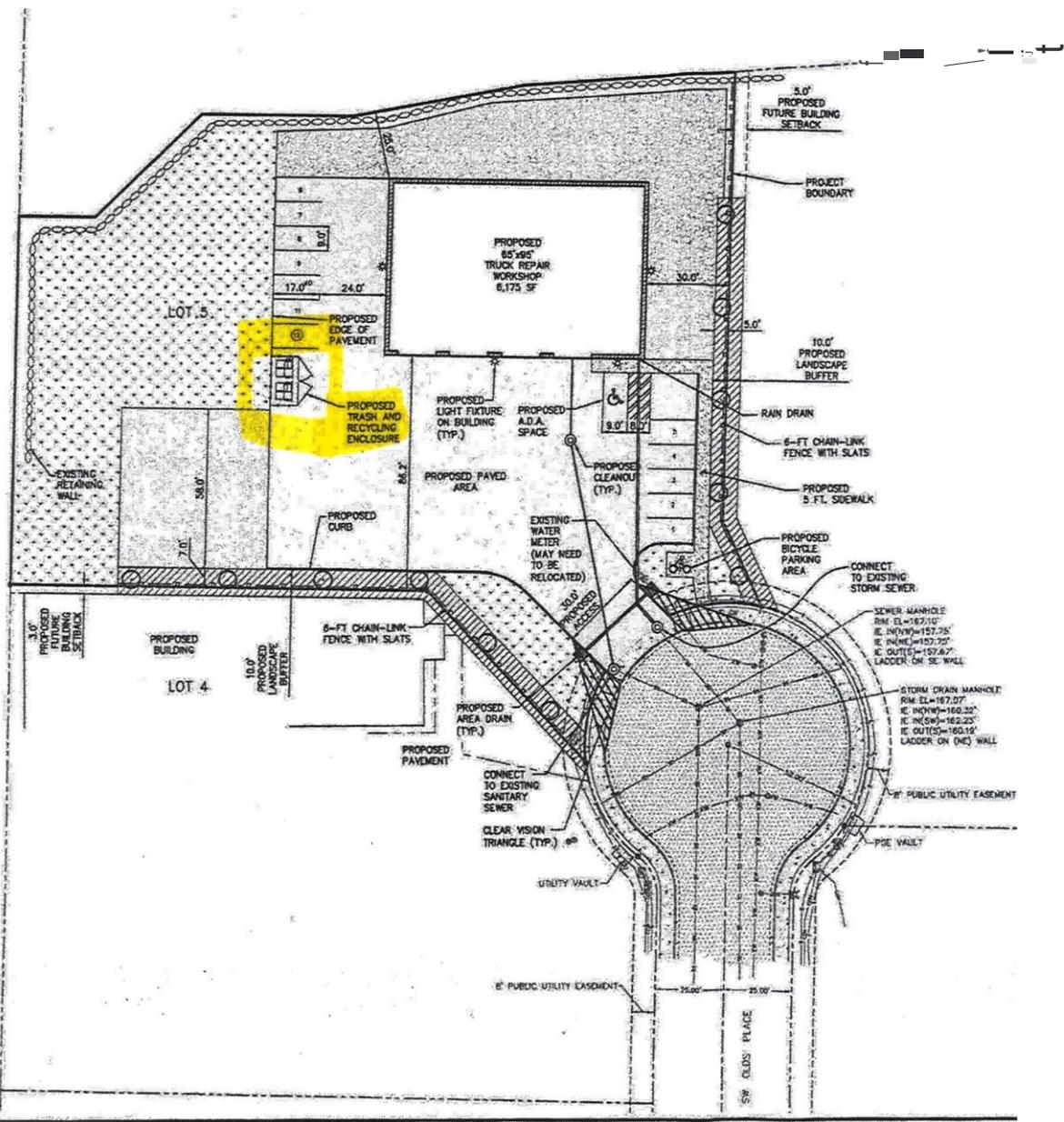
The other details on the site plan are not shown. These requirements will need to be met to ensure our access:

- The inside measurements of the enclosure need to be at least 10' deep and 20' wide
- The gates need to be hinged in front of the enclosure walls to allow for the full 120' width. This will also allow for the 120 degree opening angle that is required.
 - o The site plan currently shows 2 sets of gates. We prefer 1 large set of gates (20' across). If they move forward with 2 sets of gates, each gate opening needs to be at least 10' from post to post, with no center post at the middle access point.
- The gates need cane bolts and holes put in place for the gates to be locked in the open and closed position. The holes for the gates to be held open need to be at the full 120 degree opening angle.
- 25' of overhead clearance is required.

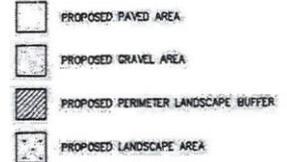
If you have any questions, feel free to contact me.

Sincerely,

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

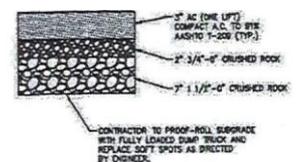


LEGEND

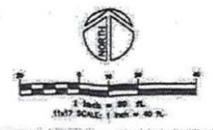


NOTE:
ALL LANDSCAPE AREAS TO BE PLANTED WITH A COMBINATION OF TREES, SHRUBS AND ROUND COVERS AND PER CHAPTER 16.82 - LANDSCAPING, CITY OF SHERWOOD MUNICIPAL CODE.

PROPOSED SITE AREA = 47,596 SF (1.08 AC.)
 PROPOSED BUILDING AREA = 6,175 SF (0.14 AC.) 13% LOT COVERAGE
 PROPOSED LANDSCAPE AREA = 14,951 SF (0.34 AC.) 31% LOT COVERAGE
 PROPOSED IMPERVIOUS AREA = 22,543 SF (0.52 AC.) 47% LOT COVERAGE



TYPICAL PARKING LOT PAVEMENT SECTION
N.T.S.



CONDITION USE FOR A
TRUCK REPAIR WORKSHOP
N0398
PRELIMINARY SITE &
UTILITY PLAN

DATE	
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REVISION	DATE	BY	CHKD
1			
2			
3			
4			
5			
6			
7			

DESIGNED	DRAWN	REVIEWED	SUBMITTED

PSIT 4 of 6

Sheet: 4 of 6, Date: Mar 29, 2018 - 10:06am, P:\Projects\New\Site\N0398-01.dwg

MEMORANDUM

Date: May 31, 2016

To: David Bantz, Associate Planner, City of Sherwood

From: Jackie Sue Humphreys, Clean Water Services (the District)

Subject: Olds Place Truck Repair Building, SP 16-05/CUP 16-02, 2S129A002100

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. 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.
- 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.



May 30, 2016

David Bantz
City of Sherwood
22560 SW Pine St
Sherwood, Oregon
97140

**Re:
SP 16-05/CUP 16-02 Olds Place Truck Shop**

Dear,

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:

FIREFIGHTING WATER SUPPLIES:

- 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
- 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) ***Provide documentation that this requirement is met.***
 - .
- 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)

Exhibit E

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

FIRE HYDRANTS:

4. **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) ***Provide documentation that this requirement is met.***
 - 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.
5. **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)
6. **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.
7. **PRIVATE FIRE HYDRANT IDENTIFICATION:** Private fire hydrants shall be painted red in color. Exception: Private fire hydrants within the City of Tualatin shall be yellow in color. (OFC 507)
8. **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the fire code official. (OFC C102.1)
9. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)
10. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)
11. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
12. **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.

BUILDING ACCESS AND FIRE SERVICE FEATURES

13. **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)
14. **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)
15. **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: