

WASHINGTON COUNTY OREGON

November 13, 2020

To: Eric Rutledge - Associate Planner

From: Naomi Vogel - Associate Planner

**RE: WWSP Water Treatment Plant
City File Number: LU 2020-019
County File Number: CP 20-920
Tax Map and Lot Number: 2S128D001200
Location: 21309 SW 124th Avenue**

Washington County Department of Land Use and Transportation has reviewed this development application for a new water treatment plant for the Willamette Water Supply System and the construction of a new City public, SW Orr Street, that will align with SW Blake Street. The new public street will be constructed on SW 124th Avenue, a County-maintained Arterial street.

I. PRIOR TO ISSUANCE OF A GRADING PERMIT BY THE CITY OF SHERWOOD, THE APPLICANT SHALL OBTAIN A WASHINGTON COUNTY FACILITY PERMIT FOR CONSTRUCTION OF THE FOLLOWING PUBLIC IMPROVEMENTS ON SW 124TH AVENUE:

- A. Submit the following to **Washington County** Public Assurance Staff (503-846-3843):
1. Completed "Design Option" form.
 2. **\$20,000.00** Administration Deposit.

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the project, the Administration Deposit account falls below County approved level, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and

codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

3. Copy of the City's Notice of Decision (NOD) and the County's letter dated November 13, 2020.
4. Engineering plans, Geotech/Pavement report and Sight Distance Analysis via ProjectDox for construction of the following public improvements to County standards:
 - a. Closure of all existing access from the subject tax lot to SW 124th Avenue.
 - b. Construction access from SW 124th Avenue. Include sight distance analysis, traffic control plan and truck turning templates per County Engineer requirements.
 - c. SW Orr Street connection to SW 124th Avenue (stop-controlled) aligned with SW Blake Street, including adequate street illumination, to County standard. The access shall be constructed to permit future signalization of the intersection, including streetlight conduit, signal conduit(s) and interconnect conduit.
 - d. Half-street improvement for a 5-lane Arterial with turn lanes along the site's frontage of SW 124th Avenue to County standards. The half-street improvement shall include half-width pavement for a left-turn lane, dual through lanes, curb/gutter, a 12 foot multi-use path with a 5 foot planter strip and continuous street lighting.

NOTE: The outside travel lane shall be a minimum of 15 feet. Street trees shall meet City standards.

- e. Half-street improvement for a 5-lane Arterial along the site's frontage of SW 124th Avenue to County standards if the County can acquire the right-of-way from Tax Lot 851 that fronts the applicant's tax lot by February 1, 2020. The half-street shall include half-width pavement for a left-turn lane, dual through lanes, curb/gutter, a 12 foot multi-use path with a 5 foot planter strip and continuous street lighting. The planter strip that fronts the retaining wall shall be reduced to 3 feet.

NOTE: The outside travel lane shall be a minimum of 15 feet. Street trees/shrubs shall meet City standards.

5. The following shall be recorded with Washington County Survey Division (Contact John Kidd @ 503.846.7932 if dedication is via document or the Survey Division at 503.846.8723 if dedication is via a plat):

- a. Dedication of additional right-of-way to provide 52 feet from the centerline of SW 124th Avenue, including adequate corner radius at the intersection with SW Orr Street.
- b. Dedication of an 8 foot PUE along the site's frontage of SW 124th Avenue.

II. PRIOR TO OCCUPANCY BY THE CITY OF SHERWOOD:

- A. All public improvements required on SW 124th Avenue and the intersection of SW Orr Street/SW 124th Avenue shall be completed and accepted by Washington County.
- B. Provide Final Sight Distance Certification for the intersection of SW Orr Street/124th Avenue.

If you have any questions, please contact me at 503-846-7639.

Cc: Road Engineering Services
Traffic Engineering Services
Assurances Section
Transportation File