

## Exhibit B1

# Engineering Land Use Application Comments

---



To: Joy Chang, Senior Planner

From: Craig Christensen, P.E., Engineering Department

Project: Chestnut Inn and Storage (LU 2022-012)

Date: June 16, 2022

---

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 along the east and southeast side of the subject property. All neighboring properties either have sanitary sewer service or access to public sanitary sewer service, therefore no public sanitary sewer main extension is required. The proposed new buildings will obtain sanitary sewer via the existing on-site public sanitary sewer system.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide sanitary sewer service to each lot meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide a grease interceptor on the sanitary sewer service serving the proposed hotel meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design the private sanitary sewer to be in compliance with the current Oregon Plumbing Specialty Code.

### Water

Currently there is a public water main existing within SW Century Drive along the full frontage of the subject property frontage. No public water main extension is required. The proposed buildings will obtain domestic and fire water via an existing water line stubbed into the subject property.

CONDITION: Prior to Issuance of a Plumbing Permit, water flows calculations (domestic, irrigation and fire) shall be provided by the developer.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall design to bring fire water and domestic water to each lot meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall design for backflow prevention on all domestic water and fire water services meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private water lines to be in compliance with the current Oregon Plumbing Specialty Code.

CONDITION: Prior to Acceptance of Public Improvements, any public water facilities to be located on private property shall have a recorded public water line easement encompassing the related public water improvements meeting Sherwood Engineering standards

#### Storm Sewer

Currently a public storm sewer main exists along the east and southeast side of the subject property. All neighboring properties either have storm sewer service or access to public storm sewer service, therefore no public storm sewer main extension is required. The proposed new buildings will obtain storm sewer via the existing on-site public storm sewer system.

Storm water quality treatment for the subject property was constructed as part of the original subdivision, therefore no storm water quality treatment is required upon verification that the new impervious area does not exceed the allowable amount of impervious area that the water quality facilities has the capability of treating.

Currently there are no hydro-modification facilities existing on the site to accommodate the subject development.

The subject development will need to provide on-site hydro-modification facilities in compliance with Clean Water Services (CWS) standards for any new/modified impervious area to be installed unless otherwise approved for a payment-in-lieu by the City of Sherwood and CWS.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall verify that the existing regional water quality facilities has capacity to provide water quality treatment for the subject development. If not then the subject development will need to provide additional water quality treatment such that all impervious area on the subject property has water quality treatment meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Approval of the Public Improvement Plans, the proposed development shall design to provide hydro-modification in compliance with Clean Water Services' standards unless otherwise approved for a payment-in-lieu by the City of Sherwood and CWS.

CONDITION: Prior to Acceptance of Public Improvements, private water quality and/or hydro-modification facilities shall have a recorded Private Stormwater Facility Access and Maintenance Covenant. An Operation and Maintenance Plan for all private hydro-modification facilities is also required to be submitted to the Sherwood Engineering Department.

CONDITION: Prior to Issuance of a Plumbing Permit, the proposed development shall design for private storm water runoff within the subject property to be collected and conveyed in accordance with the current Oregon Plumbing Specialty Code.

#### Transportation

The subject property has frontage on SW Century Drive (City of Sherwood Collector). The existing street section is a 3-lane street with curb-tight sidewalk with tree wells. This street section was previously approved as part of the required street improvements for the overall development. No street widening improvements along SW Century Drive will be required.

The subject property has a main driveway access onto SW Century Drive on the west side of the subject property and a truck loading/unloading/emergency vehicle driveway on the east side of the subject property. The east driveway is less than 200 feet from a driveway to the east. When originally approved, this eastern driveway was approved under the condition that it would be for truck loading/unloading only, similar to the driveway directly across the street. The driveway will either need to be for loading/emergency vehicle access only or a design modification request will need to be approved by the City Engineer.

A trip generation document dated April 4, 2022 by Kittelson and Associates was included with the land use application. This document provided a trip analysis of the proposed use applied for in this land use application compared to the original transportation study. The report shows that the trip count for this proposed development is less than that provided with the original report. Therefore no mitigation is required.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, the developer shall design for the eastern driveway to be for building loading/unloading access or emergency only, unless a Design Modification Request is approved by the City Engineer.

#### Grading and Erosion Control:

Project: Chestnut Inn and Storage (LU 2022-012)  
Date: June 16, 2022  
Page: 4 of 4

---

City policy requires that a grading and erosion control permit be obtained for any site work that disturbs over 500 square feet of area. This permit is obtained from the Building Department.

The subject property is approximately 4.85 acres in size but since the overall development was under a DEQ NPDES 1200-C permit, a NPDES 1200-C permit will be required.

CONDITION: Prior to Issuance of Grading Permit, the developer shall obtain a DEQ NPDES 1200-C permit.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a City of Sherwood grading and erosion control permit shall be obtained.

Other Engineering Issues:

Clean Water Services (CWS) has stated that no Service Provider Letter is required for the subject development.

Currently an 8-foot wide PUE exists along the subject property frontage of SW Century Drive.

Sherwood Broadband exists along the subject property frontage of SW Century Drive. Therefore no Sherwood Broadband improvements are required.

If access to Sherwood Broadband is desired for the subject property, then the developer will need to work with the Sherwood Broadband department to obtain service.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a Storm Water Connection Permit Authorization shall be obtained from Clean Water Services.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, an Engineering Compliance Agreement shall be executed with the City of Sherwood.

CONDITION: Prior to Issuance of Building or Plumbing Permit, an Engineering Compliance Agreement shall be obtained from the City of Sherwood Engineering Department.

END OF COMMENTS.

**M E M O R A N D U M**

**Date:** June 16, 2022

**To:** Eric Rutledge, Associate Planner, City of Sherwood

**From:** Jackie Sue Humphreys, Clean Water Services (CWS)

**Subject:** Chestnut Inn and Parkway Village South Self-Storage,  
LU 2022-012-SP/MM/CUP/PLA, 2S129DC01100, 01200

Please include the following comments when writing your conditions of approval:

**PRIOR TO ANY WORK ON THE SITE**

A Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained. Application for CWS Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 19-5 as amended by R&O 19-22, or prior standards as meeting the implementation policy of R&O 18-28, 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 each lot within 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 19-5, Section 4.04. Access shall be provided for maintenance of facility per R&O 19-5, Section 4.07.6.

- 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 CWS 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 CWS approval of storm or sanitary sewer compliance to the NPDES permit held by CWS. CWS, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.

## NONDOMESTIC USER QUESTIONNAIRE

Business name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Primary contact: \_\_\_\_\_ Title: \_\_\_\_\_ Contact number: \_\_\_\_\_

Business website: \_\_\_\_\_

Email: \_\_\_\_\_

EMAIL COMPLETED FORM TO: [NondomesticDischargeSurvey@CleanWaterServices.org](mailto:NondomesticDischargeSurvey@CleanWaterServices.org)

1. What nondomestic or industrial activities occur onsite and what type of industry is this? (e.g. manufacturing, carwash, food service)
2. What is your Standard Industrial Classification (SIC) code? (Find SIC codes through the North American Industry Classification System, Standard Industrial Classification or Oregon's Secretary of State websites.)
3. Will your nondomestic or industrial activity process wastewater or is it a dry process?
4. Will your industry discharge more than 625 gallons per day on average (not including domestic flows)?
5. Please identify any and all types of chemicals used in your facility:
6. Do you use any chemicals that will be discharged into your wastewater? If so, please list them.
7. Do you have an Accidental Spill Prevention Plan for your site?
8. Does your business have plans to expand or move sites within the next five years?
9. Will any stored materials, material handling activities, material handling equipment, raw materials, intermediate products, byproducts, waste materials or industrial machinery at this facility be exposed to stormwater?

**CWS ONLY** Set up site visit?  Yes  No

Comments for inspection:

\_\_\_\_\_

## Exhibit B3

**From:** [Naomi Vogel](#)  
**To:** [Eric Rutledge](#)  
**Subject:** RE: [EXTERNAL] LU 2022-010 Chestnut Inn and Storage - Completeness Review  
**Date:** Friday, May 6, 2022 11:42:02 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Hi Eric,

I had Jinde review the study and we don't have any comments to add. They are showing less trips than approved and the intersection of Langer/T-S Road will be improved with 5 lanes.

Let me know if you have questions.

Thank you,

**Naomi Vogel | Associate Planner**

503-846-7639      [Naomi\\_Vogel@co.washington.or.us](mailto:Naomi_Vogel@co.washington.or.us)

---

**From:** Eric Rutledge <[RutledgeE@SherwoodOregon.gov](mailto:RutledgeE@SherwoodOregon.gov)>  
**Sent:** Tuesday, April 19, 2022 4:37 PM  
**To:** Scott McKie <[McKieS@SherwoodOregon.gov](mailto:McKieS@SherwoodOregon.gov)>; Bob Galati <[GalatiB@SherwoodOregon.gov](mailto:GalatiB@SherwoodOregon.gov)>; Craig Christensen <[ChristensenC@SherwoodOregon.gov](mailto:ChristensenC@SherwoodOregon.gov)>; Jo Guediri <[GuediriJ@sherwoodoregon.gov](mailto:GuediriJ@sherwoodoregon.gov)>; Richard Sattler <[SattlerR@SherwoodOregon.gov](mailto:SattlerR@SherwoodOregon.gov)>; Naomi Vogel <[Naomi\\_Vogel@co.washington.or.us](mailto:Naomi_Vogel@co.washington.or.us)>  
**Subject:** [EXTERNAL] LU 2022-010 Chestnut Inn and Storage - Completeness Review

Hi all,

The City received the attached land use submittal for a new hotel and self storage building in the Parkway Village South subdivision. We are requesting Completeness Review comments by Tues 5/3.

Application material at link below. Contact me with any questions. Thx!

 [LU 2022-010 Parkway Village South Mod - Hotel and Self Storage](#)

Eric Rutledge  
City of Sherwood  
Associate Planner  
[rutledgee@sherwoodoregon.gov](mailto:rutledgee@sherwoodoregon.gov)  
Desk 503.625.4242  
Work Cell 971.979.2315





*Home of the Tualatin River National Wildlife Refuge*

---

This email may contain confidential information or privileged material and is intended for use solely by the above referenced recipient. Any review, copying, printing, disclosure, distribution, or other use by any other person or entity is strictly prohibited and may be illegal. If you are not the named recipient, or believe you have received this email in error, please immediately notify the City of Sherwood at (503) 625-5522 and delete the copy you received.

**CAUTION:** This email originated from outside the County. Exercise caution when opening attachments or clicking links from unknown senders. Always follow the guidelines defined in the KnowBe4 training when opening email received from external sources. Contact the ITS Service Desk if you have any questions.