



Engineering Land Use Application Comments

To: Joy Chang, Senior Planner

From: Craig Christensen, P.E., Civil Engineer

Project: Sherwood Plaza Partition and Zone Change (LU 2023-005)

Date: April 12, 2023

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:

Overview

The subject property consists of an existing shopping center over the western portion of the subject property and vacant land over the eastern portion of the subject property, behind the commercial buildings. The proposed development consists of partitioning the subject property into 2 parcels in which the western parcel will contain the existing shopping center while the eastern parcel is proposed to be rezoned to allow for future site development into a potential apartment complex.

Sanitary Sewer

Currently the existing shopping center is served by public sanitary sewer.

The proposed eastern parcel has access to a nearby public sanitary sewer within SW Langer Drive.

Since both new parcels have public sanitary sewer service or access to public sanitary sewer service, there are no public sanitary sewer extensions necessary as a result of this land use unless otherwise required by Clean Water Services (CWS).

Currently there is an 8-inch diameter public sanitary sewer within the southwest corner of the subject property. This public sanitary sewer will need a public sanitary sewer easement dedicated to the city of Sherwood.

CONDITION: Prior to Final Plat, any public sanitary sewer located within the subject property that is not within a public sanitary sewer easement shall have a public sanitary

sewer easement dedicated to the city of Sherwood meeting the approval of the Sherwood Engineering Department.

Water

Currently the existing shopping center is served by public water.

The proposed eastern parcel has access to a nearby public water line within SW Langer Drive.

Since both new parcels have public water service or access to public water service, there are no public water line extensions necessary as a result of this land use.

Currently there is an 8-inch diameter public water main west of the commercial building within private property. This public water line will need a public water line easement dedicated to the city of Sherwood.

Currently there is a 6-inch diameter fire line east of the commercial building within private property. A backflow device within a vault shall be installed on this water line as near as possible to the public right-of-way. Fire line beyond this new backflow will be privately owned. This water line will need a public water line easement dedicated to the city of Sherwood.

CONDITION: Prior to Approval of the Engineering Public Improvement Plans, a backflow device within a vault shall be installed on the existing water line east of the existing commercial building meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Final Plat, any public water line located within the subject property that is not within a public water line easement shall have a public water line easement dedicated to the city of Sherwood meeting the approval of the Sherwood Engineering Department.

Storm Sewer

Currently the existing shopping center is served by public storm sewer.

The proposed eastern parcel has access to a nearby public storm sewer within SW Langer Drive.

Since both new parcels have public storm sewer service or access to public storm sewer service, there are no public storm sewer extensions necessary as a result of this land use unless otherwise required by Clean Water Services (CWS).

Currently there is an 18-inch diameter public storm sewer within the southwest corner of the subject property. This public storm sewer will need a public storm sewer easement dedicated to the city of Sherwood.

Currently there are 2 catch basins within SW Langer Drive that have storm sewer piping that connects to on-site private storm sewer piping. This public storm sewer will need a public storm sewer easement dedicated to the city of Sherwood. Also the private storm sewer on-site receiving storm runoff from these catch basins will need a public drainage easement dedicated to the city of Sherwood to allow for this storm runoff conveyance.

No new/modified impervious area is part of this land use application, therefore no conditions for water quality/hydro-modification facilities is required at this time unless otherwise conditioned by CWS.

CONDITION: Prior to Final Plat, any private storm sewer lines within the subject property receiving water from a public catch basin shall have a public storm drainage easement dedicated to the city of Sherwood meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Final Plat, any public storm sewer located within the subject property that is not within a public storm sewer easement shall have a public storm sewer easement dedicated to the city of Sherwood meeting the approval of the Sherwood Engineering Department.

Transportation

As part of the land use zone change submission for the subject property, a memorandum showing that the proposed use for the site will generate less traffic than a commercial development was included.

Since no traffic is generated by a partition nor by a zone change, there are no traffic impacts to the public street system that require construction of public improvements at this time.

The subject property has street frontage along SW Langer Drive (Collector Street). The majority of the site has 50 feet of half street right-of-way except the eastern portion which has 33 feet of half street right-of-way. The city standard for a 3-lane collector status street is 38 feet in a residential area. Therefore the subject development will need to dedicate right-of-way as necessary to meet a minimum 38-foot half street right-of-way width.

The proposed new eastern parcel, due to existing driveway layouts along SW Langer Drive, can't have direct access onto SW Langer Drive. Therefore the subject development will need to provide an access easement(s) as necessary to allow for future vehicular access to the eastern parcel.

CONDITION: Prior to Final Plat, the developer shall dedicate right-of-way along the subject property frontage of SW Langer Drive as necessary for a 38-foot half street right-of-way section meeting the approval of the Sherwood Engineering Department.

CONDITION: Prior to Final Plat, the developer shall dedicate an 8-foot wide PUE along the subject property frontage of SW Langer Drive meeting the approval of the Sherwood Engineering Department unless otherwise approved by the City Engineer.

CONDITION: Prior to Final Plat, the developer shall dedicate/obtain a private access easement(s) to the benefit of the proposed eastern parcel for vehicular access to SW Langer Drive meeting the approval of the Sherwood Engineering Department.

Grading and Erosion Control:

Since this is a property line adjustment/zone change, there will be no grading work needing a permit performed at this time.

Erosion control measures will need to be included in the engineering public improvement plans.

Other Engineering Issues:

A CWS Service Provider Letter has been obtained and stated no significant impacts.

CONDITION: Prior to Final Plat, a CWS Storm Water Connection Permit Authorization shall be obtained.

CONDITION: Prior to Final Plat, an Engineering Compliance Agreement shall be executed between the developer and the city of Sherwood.

There are currently overhead utility lines along the subject property frontage, however since no site development is occurring at this time, undergrounding of the overhead utilities is not required.

Since the subject development does not include land use for a site plan, no Sherwood Broadband improvements will be required at this time.

End of Engineering Land Use Review Comments.