

Engineering Land Use Application Comments



To: Michelle Miller, Senior Planner
From: Craig Christensen, P.E., Engineering Associate II
Project: (SUB 16-01) Del Boca Vista
Date: September 14, 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 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

Sanitary sewer shall be installed to accommodate project development and shall be extended through the development to serve future development of properties to the southwest.

Public sanitary sewer outside of the public right-of-way/public property will be located within a dedicated public easement.

All sanitary sewer infrastructure shall be designed to meet the approval of the City of Sherwood Engineering Department prior to issuance of an Engineering Compliance Agreement.

Water

Water mains shall be installed to accommodate project development and shall be extended through the development to serve future development of properties to the southwest.

Public water facilities within the subject property and outside of the public right-of-way/public property will be located within a dedicated public easement.

All water infrastructure shall be designed to meet the approval of the City of Sherwood Engineering Department prior to issuance of an Engineering Compliance Agreement.

Extension of the public water line within Tract 'QQ' of Woodhaven No. 9 may be too close to Lot 446 of Woodhaven No. 9 to be able to extend without disturbing the neighboring property. If so, the developer shall obtain a temporary construction easement for the extension of the water line.

CONDITION: Prior to final engineering plan approval, the developer shall either show that the water line within Tract 'QQ' of Woodhaven No. 9 can be extended without accessing the neighboring property or obtain a temporary construction easement from the neighboring property.

Storm Sewer

Storm sewer shall be installed to accommodate project development and shall be extended through the development to serve future development of properties to the southwest.

Water quality treatment is required meeting the approval of the City of Sherwood Engineering Department and Clean Water Services.

New water quality facilities for new subdivision improvements located outside of ODOT right-of-way shall be within a separate tract dedicated to the City of Sherwood.

The capacity of the existing storm sewer (beneath Highway 99) receiving runoff from the subject development shall be verified. If undersized, the existing storm sewer shall be upsized or detention shall be provided to accommodate the subject property.

CONDITION: Prior to final engineering approval of the improvements, if the existing storm sewer (beneath Highway 99) receiving runoff from the subject development is undersized, the existing storm sewer shall be upsized or detention shall be provided to accommodate the subject property.

Public storm sewer outside of the public right-of-way/public property will be located within a dedicated public easement.

Oregon Department of Transportation (ODOT) storm sewer facilities shall not be installed outside of ODOT right-of-way without approval from the City Engineer.

All storm sewer infrastructure shall be designed to meet the approval of the City of Sherwood Engineering Department prior to issuance of an Engineering Compliance Agreement.

Transportation

Construct street improvements and dedicate right-of-way to accommodate project development including street lighting, street signs, pavement markings, etc. Street improvements shall extend to serve future development of properties to the southwest.

Construct street widening improvements and dedicate right-of-way along the southeast side of Highway 99 eastbound (Arterial Street) along the length of the subject property. Currently eastbound Highway 99 has two 12-foot lanes with a paved shoulder. City of Sherwood typical section for Highway 99 is for 12-foot lanes with an 8-foot wide bike lane, 15-foot wide planter strip and a 10-foot wide sidewalk. Highway 99 is an ODOT right-of-way. An ODOT permit for the construction of the improvements within ODOT right-of-way will be required.

CONDITION: Prior to issuance of an Engineering Compliance Agreement, eastbound Highway 99 shall be designed to have an 8-foot wide bike lane, a 15-foot wide landscape strip and a 10-foot wide sidewalk as well as right-of-way dedication as needed to establish the right-of-way at 1-foot behind the back of sidewalk.

CONDITION: Prior to issuance of an Engineering Compliance Agreement, a permit from ODOT shall be obtained and provided to the City of Sherwood Engineering Department.

Tracts and lots adjacent to eastbound Highway 99 shall not have direct access to Highway 99.

Due to Lot 1 being on the corner of a sharp curve, the driveway for Lot 1 shall be located as close to the southwest property line as possible.

CONDITION: Prior to issuance of an Engineering Compliance Agreement, the driveway for Lot 1 shall be designed to be located as close to the southwest property line as possible.

Due to the sharp curve at Lot 1, Lot 1 will have a sight triangle easement over its eastern corner meeting the approval of the City of Sherwood Engineering Department.

CONDITION: Prior to issuance of an Engineering Compliance Agreement, Lot 1 shall have a sight triangle easement designed to meet the approval of the City of Sherwood Engineering Department.

CONDITION: Prior to issuance of an Engineering Compliance Agreement, Lots 10 and 11 shall obtain access via a private drive within a private tract. A design for the non-standard private drive typical section shall be submitted via a design modification request meeting the approval of the City Engineer.

All city street infrastructure shall be designed to meet the approval of the City of Sherwood Engineering Department prior to issuance of an Engineering Compliance Agreement.

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 from the City of Sherwood Engineering Department for all public and private improvements prior to any grading and to obtain a Storm Water Connection Permit from Clean Water Services (CWS).

Since the site disturbance will be between 1 to 5 acres, the developer shall obtain a DEQ NPDES 1200-CN permit prior to issuance of an Engineering Compliance Agreement.

Other Engineering Issues:

CONDITION: Prior to issuance of an Engineering Compliance Agreement, a public improvements plan shall be submitted meeting the approval of the City of Sherwood Engineering Department.

CONDITION: Prior to final engineering approval of the improvements, all improvements shall be installed in accordance with the approved engineering plans as approved by the City of Sherwood Engineering Department.

Sensitive lands (wetlands, waterways and vegetation corridors) shall meet the standards of Clean Water Services and the requirements of the Service Provider Letter.

The vegetated corridor shall be in a separate tract dedicated to the City of Sherwood. The vegetated corridor tract shall have a "Storm sewer, surface water, drainage and detention easement" dedicated to CWS over its entirety.

Storm Water Connection Permit Authorization from CWS is required.

All existing overhead utilities along the subject property frontage shall be relocated to underground unless otherwise approved by the City Engineer.

All new utilities shall be installed underground.

CONDITION: Prior to issuance of an Engineering Compliance Agreement, an arborist report shall be provided by the developer identifying any hazardous trees within the vegetated corridor.

CONDITION: Prior to final engineering approval of the improvements, any trees within the vegetated corridor that have been identified as hazardous shall be removed by the developer.

All existing trees within the vegetative corridor shall be maintained by the developer for a period of 2-years after engineering approval of the vegetative corridor plantings. Any trees becoming a hazard within the 2-year maintenance period shall be removed by the developer.

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CONDITION: Prior to the release of the vegetative corridor maintenance bond, any trees identified as being a hazard during the 2-year maintenance vegetative corridor maintenance bond period shall be removed by the developer.

Any design features proposed that are not in compliance with City of Sherwood standards will require City Engineer approval.

A minimum 8-foot wide public utility easement (PUE) is required adjacent to the right-of-way of all street frontages.

Upon issuance of a Notice of Decision, a pre-design meeting between the Engineer of Record and the City of Sherwood Engineering Department shall be held.

Sherwood Broadband utilities shall be installed as per requirements set forth in City Ordinance 2005-017 and Resolution 2005-074.

End of Engineering Land Use Review Comments.