

Addendum for Exhibit A



Home of the Tualatin River National Wildlife Refuge

Case No. _____
Fee _____
Receipt # _____
Date _____
TYPE _____

City of Sherwood
Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plan Amendment (Proposed Zone _____) | <input type="checkbox"/> Partition (# of lots _____) |
| <input type="checkbox"/> Variance(list standard(s) to be varied in description) | <input type="checkbox"/> Subdivision (# of lots _____) |
| <input checked="" type="checkbox"/> Site Plan (Sq. footage of building and parking area) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Planned Unit Development | |

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at www.sherwoodoregon.gov. Click on Departments/Planning/Fee Schedule.

Owner/Applicant Information:

Applicant: <u>Robert Galati, PE - City of Sherwood</u>	Phone: <u>(503) 925-2303</u>
Applicant Address: <u>same as owner</u>	Email: <u>same as owner</u>
Owner: <u>Sherwood Urban Renewal Agency</u>	Phone: <u>same as owner</u>
Owner Address: <u>22560 SW Pine Street, Sherwood, Oregon 97140</u>	Email: <u>GalatiB@SherwoodOregon.gov</u>
Contact for Additional Information: <u>Keith Jones, HHPR - (503) 221-1131 - keithj@hhpr.com</u>	

Property Information:

Street Location: 15919 & 15931 SW 1st Street

Tax Lot and Map No: 2S132BA - 2800 & 3000

Existing Structures/Use: vacant

Existing Plan/Zone Designation: RC and MDRL

Size of Property(ies) 10,000 square feet

Proposed Action:

Purpose and Description of Proposed Action: _____

Type IV Site Plan Review and Conditional use to construct an 18-space surface parking lot with associated landscaping.

Proposed Use: Non-accessory surface parking lot

Proposed No. of Phases (one year each): project will be constructed in one phase.

Exhibit A

LAND USE APPLICATION FORM


Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.


Applicant's Signature

7.11.16
Date


Owner's Signature

7-11-2016
Date

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

☒ **3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property).

☐ **Copy of Deed** to verify ownership, easements, etc.

☒ **At least 3 * folded** sets of plans

☒ **At least 3 * sets** of narrative addressing application criteria

☒ **Fee** (along with calculations utilized to determine fee if applicable)

☒ **Neighborhood Meeting Verification** including affidavit, sign-in sheet and meeting summary (required for Type III, IV and V projects)

☐ **Signed checklist** verifying submittal includes specific materials necessary for the application process

* **Note** that the required numbers of copies identified on the checklist are required for completeness; however, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, the required number of copies identified on the checklist and one full electronic copy will be required to be submitted.

**First Street Parking Lot
Type IV Conditional Use and Site Plan Review
Applicant Narrative**

Owner/Applicant: City of Sherwood
Robert J. Galati, PE
22560 SW Pine Street
Sherwood, OR 97140
GalatiB@SherwoodOregon.gov
(503) 925-2303

Contact: Keith Jones, AICP, LEED AP ND
Harper Houf Peterson Righellis Inc.
205 SE Spokane Street, Suite 200
Portland, OR 97202
keithj@hhpr.com
(503) 221-1131

Zoning: Retail Commercial (RC) and Medium Density Residential Low (MDRL)

Address: 15919 and 15931 SW 1st Street

Map and Tax Lot ID: 2S132BA 2800 & 3000

Summary of Request: Applicant requests approval of a Conditional Use Permit and Site Plan Review to construct a 19-space surface non-accessory public parking lot in Old Town.

Date: November 2, 2016



TABLE OF CONTENTS

I.	DESCRIPTION OF PROPOSAL	3
II.	RESPONSE TO APPLICABLE APPROVAL CRITERIA	4
	<i>Chapter 16.12 – Residential Land Use Districts</i>	<i>4</i>
	16.12.020 – Allowed Residential Land Uses	4
	<i>Chapter 16.22 – Commercial Land Use Districts</i>	<i>4</i>
	16.22.020 – Uses	4
	<i>Chapter 16.82 – Conditional Uses</i>	<i>4</i>
	16.90.020 – Site Plan Review	4
	<i>Chapter 16.90 – Site Planning</i>	<i>7</i>
	16.90.020 – Site Plan Review	7
	<i>Chapter 16.92 – Landscaping</i>	<i>8</i>
	16.92.030 – Site Area Landscaping and Perimeter Screening Standards	8
	16.92.040 – Installation and Maintenance Standards	11
	<i>Chapter 16.94 – Off-Street Parking and Loading</i>	<i>11</i>
	16.94.020 – Off-Street Parking Standards	11
	<i>Chapter 16.96 – On-Site Circulation</i>	<i>12</i>
	16.96.010 – On-Site Pedestrian and Bicycle Circulation	12
	16.96.030 – Minimum Non-Residential Standards	12
III.	CONCLUSION	13



I. DESCRIPTION OF PROPOSAL

The site consists of two 50x100 lots located on SW 1st Street north of City hall. The applicant proposes to construct a 19-space non-accessory public off-street parking lot. The lot includes standard size (9x20) parking spaces including one ADA accessible space and landscaping. The eastern 50x100 platted lot is zoned Medium Density Residential Low (MDRL) and the western 50x100 platted lot is zoned Retail Commercial (RC). The use is a conditional use in the MDRL zone and a permitted use in the RC zone. Therefore in addition to site plan review approval the applicant requests approval of a conditional use permit to allow the parking lot within the MDRL zone.

Approval Request

The applicant requests approval of a Type IV site plan review and conditional use for construction of a 19-space surface non-accessory parking lot. Type IV applications are decided by the Planning Commission with a minimum of one public hearing.



II. RESPONSE TO APPLICABLE APPROVAL CRITERIA

SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE

Chapter 16.12 – Residential Land Use Districts

16.12.020 – Allowed Residential Land Uses

Response: The site consists of two 5,000 square foot (50x100) lots that both front SW 1st Street. The eastern lot (Tax Lot 3000) is zoned Medium Density Residential Low (MDRL). As the site is within Old Town, the parking lot is a conditional use in this zone per Section 16.162.040.¹

Chapter 16.22 – Commercial Land Use Districts

16.22.020 – Uses

Response: The site consists of two 5,000 (50x100) square foot lots that both front SW 1st Street. The western lot (Tax Lot 2800) is zoned Retail Commercial (RC). Non-accessory public parking is a permitted use in the RC zone.

Chapter 16.82 – Conditional Uses

16.90.020 – Site Plan Review

[...]

C. Use Criteria

No conditional use shall be granted unless each of the following is found:

- 1. All public facilities and services to the proposed use, including but not limited to sanitary sewers, water, transportation facilities, and services, storm drains, electrical distribution, park and open space and public safety are adequate; or that the construction of improvements needed to provide adequate services and facilities is guaranteed by binding agreement between the applicant and the City.*

Response: The proposed parking lot use will not create demand for water or sewer. The use will provide public parking to serve existing businesses and special events within Old Town and therefore will not generate additional traffic trips.

Stormwater drainage will be handled by connecting to the existing City stormwater system that has capacity to treat and convey runoff from the additional paved impervious area (see Stormwater Report dated August 17, 2016).

Therefore facilities and services are adequate to serve the proposed use. This criterion is met.

¹ Section 16.162.040 was amended to allow standalone surface parking in Old Town under certain conditions. The amendment was approved by City Council under Ordinance 2016-010 passed June 21, 2016 and effective July 21, 2016.



2. *Proposed use conforms to other standards of the applicable zone and is compatible with abutting land uses in regard to noise generation and public safety.*

Response: The parking lot conforms to applicable provisions of the zone including parking space dimensions as stated in this report. Noise from the completed project will be limited to cars coming and going from the parking lot. The parking lot is adjacent to SW 1st Street, a collector street and main travel corridor through Old Town. The site is also close to other parking areas and streets that generate vehicle noise. Therefore the noise generated from the proposed use is consistent with the noise levels of adjacent uses. The site access to SW 1st Street will provide adequate site distance to maintain traffic and pedestrian safety. This criterion is met.

3. *The granting of the proposal will provide for a facility or use that meets the overall needs of the community and achievement of the goals and/or policies of the Comprehensive Plan, the adopted City of Sherwood Transportation System Plan and this Code.*

Response: The Sherwood Urban Renewal Board has identified a need for additional public parking within Old Town. There is an existing non-conforming parking area at the southeast corner of SW 1st Street and SW Pine. This off-street parking area does not meet current code standards including requirements for landscaping and paving. This parking area was created when the old Robin Hood Theater was demolished in 2002 and was intended at that time to be temporary. Now that the old Robin Hood Theater site is being considered for sale to private development, this parking will no longer be available. The Urban Renewal Board desires to replace this non-conforming parking lot with a permanent solution that will meet current code standards and has selected this site since it is in close proximity to the lot to be removed.

In 2013, the City completed the Sherwood Town Center Plan. This plan indicates that parking should be managed so that there is sufficient parking for businesses and residents while using land efficiently. Public off-street parking lots are identified in the Town Center Plan as an effective way of addressing parking needs and therefore the proposal is consistent with the Town Center Plan. Given the site's proximity to Old Town as well as its location on a collector street (SW 1st Street) and is well suited to the use and will provide for public parking that has been identified as needed in Old Town. This criterion is met.

4. *Surrounding property will not be adversely affected by the use, or that the adverse effects of the use on the surrounding uses, the neighborhood, or the City as a whole are sufficiently mitigated by the conditions proposed.*

Response: The site is directly across the street from an existing surface parking lot that is similar to the proposed project. It is also located on SW 1st Street, which is a collector street. The proposed parking lot is therefore similar to neighboring land uses and is appropriately located on a collector street where it can be accessed without routing traffic through residential streets. The parking lot is also small, containing only 19 parking spaces limiting the visual impacts of the parking field and providing a scale that is similar to other surrounding uses. The applicant proposes to landscape the parking to further buffer and soften the paving and vehicles from view. The project is not anticipated to have adverse impacts such as excessive noise or traffic impacts. This criterion is met.



5. *The impacts of the proposed use of the site can be accommodated considering size, shape, location, topography and natural features.*

Response: The site is flat, vacant and square ground. The applicant proposes 19 parking spaces that meets the standards of the code include dimensional standards and landscaping requirements. Therefore the use can be accommodated within the site boundary as proposed. This criterion is met.

6. *The use as proposed does not pose likely significant adverse impacts to sensitive wildlife species or the natural environment.*

Response: There are no sensitive wildlife habitat on the subject property. Therefore no significant adverse impacts will occur from the proposal. This criterion is met.

D. Additional Conditions

In permitting a conditional use or modification of an existing conditional use, additional conditions may be applied to protect the best interests of the surrounding properties and neighborhoods, the City as a whole, and the intent of this Chapter. These conditions may include but are not limited to the following:

1. *Mitigation of air, land, or water degradation, noise, glare, heat, vibration, or other conditions which may be injurious to public health, safety or welfare in accordance with environmental performance standards.*
2. *Provisions for improvement of public facilities including sanitary sewers, storm drainage, water lines, fire hydrants, street improvements, including curb and sidewalks, and other above and underground utilities.*
3. *Increased required lot sizes, yard dimensions, street widths, and off-street parking and loading facilities.*
4. *Requirements for the location, number, type, size or area of vehicular access points, signs, lighting, landscaping, fencing or screening, building height and coverage, and building security.*
5. *Submittal of final site plans, land dedications or money-in-lieu of parks or other improvements, and suitable security guaranteeing conditional use requirements.*
6. *Limiting the number, size, location, height and lighting of signs.*
7. *Requirements for the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas and drainage areas.*
8. *Requirements for design features which minimize potentially harmful environmental impacts such as noise, vibration, air pollution, glare, odor and dust.*

Response: The proposal meets the dimensional and landscaping requirements of the code. No additional conditions or mitigation measures are deemed necessary.



Chapter 16.90 – Site Planning

16.90.020 – Site Plan Review

[...]

A. Required Findings

No site plan approval will be granted unless each of the following is found:

1. *The proposed development meets applicable zoning district standards and design standards in Division II, and all provisions of Divisions V, VI, VIII and IX.*

Response: The proposal complies with this applicable design standards of the code as stated in this applicant narrative.

2. *The proposed development can be adequately served by services conforming to the Community Development Plan, including but not limited to water, sanitary facilities, storm water, solid waste, parks and open space, public safety, electric power, and communications.*

Response: The proposed parking lot use will not create demand for water or sewer. The parking lot will provide parking to serve existing businesses and special events within Old Town and therefore will not generate additional traffic trips.

Storm drainage will be handled by connecting to the existing City stormwater system that has capacity to treat and convey runoff from the proposed impervious area (see Stormwater Report dated August 17, 2016).

Therefore facilities and services are adequate to serve the proposed use. This criterion is met.

3. *Covenants, agreements, and other specific documents are adequate, in the City's determination, to assure an acceptable method of ownership, management, and maintenance of structures, landscaping, and other on-site features.*

Response: The property will remain in City ownership as one common owner. This criterion is met.

4. *The proposed development preserves significant natural features to the maximum extent feasible, including but not limited to natural drainage ways, wetlands, trees, vegetation (including but not limited to environmentally sensitive lands), scenic views, and topographical features, and conforms to the applicable provisions of Division VIII of this Code and Chapter 5 of the Community Development Code.*

Response: Significant natural features do not exist on the site or neighboring property. This criterion is met.



5. *For developments that are likely to generate more than 400 average daily trips (ADTs), or at the discretion of the City Engineer, the applicant must provide adequate information, such as a traffic impact analysis (TIA) or traffic counts, to demonstrate the level of impact to the surrounding transportation system. The developer is required to mitigate for impacts attributable to the project, pursuant to TIA requirements in Section 16.106.080 and rough proportionality requirements in Section 16.106.090. The determination of impact or effect and the scope of the impact study must be coordinated with the provider of the affected transportation facility.*

Response: The proposal is for public parking to serve Old Town business and events. The parking lot is to support these uses and does not in and of itself generate traffic trips.

6. *The proposed commercial, multi-family, institutional or mixed-use development is oriented to the pedestrian and bicycle, and to existing and planned transit facilities. Urban design standards include the following:[...]*

Response: These standards do not apply since no buildings are proposed.

7. *Industrial developments [...]*

Response: Does not apply. The proposed parking lot is not an industrial project.

8. *Driveways that are more than twenty-four (24) feet in width shall align with existing streets or planned streets as shown in the Local Street Connectivity Map in the adopted Transportation System Plan (Figure 17), except where prevented by topography, rail lines, freeways, pre-existing development, or leases, easements, or covenants.*

Response: Does not apply. The proposed driveway to SW 1st Street is 24 feet wide and not wider than 24 feet.

Chapter 16.92 – Landscaping

16.92.030 – Site Area Landscaping and Perimeter Screening Standards

A. Perimeter Screening and Buffering [...]

2. ***Perimeter Landscaping Buffer***
 - a. *A minimum ten (10) foot wide landscaped strip comprised of trees, shrubs and ground cover shall be provided between off-street parking, loading, or vehicular use areas on separate, abutting, or adjacent properties.*

Response: A 10 foot buffer is provided to adjacent properties.

B. Parking Area Landscaping

1. Purpose

The standard is a landscape treatment that uses a combination of trees, shrubs, and ground cover to provide shade, storm water management, aesthetic benefits, and



screening to soften the impacts of large expanses of pavement and vehicle movement. It is applied to landscaped areas within and around the parking lot and loading areas.

2. *Definitions*

a. *Parking Area Landscaping: Any landscaped area on the site that is not required as perimeter landscaping § 16.92.030 (Site Landscaping and Screening).*

b. *Canopy Factor*

(1) *Landscape trees are assigned a canopy factor to determine the specific number of required trees to be planted. The canopy factor is calculated based on the following formula:*

Canopy Factor = Mature Height (in feet) × Canopy Spread (in feet) × Growth Rate Factor × .01

(2) *Growth Rate Factor: The growth rate factor is three (3) for fast-growing trees, two (2) for medium growing trees, and one (1) for slow growing trees. The growth rate of a tree is identified in the "Suggested Plant Lists for Required Landscaping Manual."*

3. *Required Landscaping*

There shall be at least forty-five (45) square feet parking area landscaping for each parking space located on the site. The amount of required plant materials are based on the number of spaces as identified below.

Response: There are 19 parking spaces requiring 855 square feet of landscaping. The required landscaping is provided as shown on Sheet C4 of the plan set.

4. *Amount and Type of Required Parking Area Landscaping*

a. *Number of Trees required based on Canopy Factor*

Small trees have a canopy factor of less than forty (40), medium trees have a canopy factor from forty (40) to ninety (90), and large trees have a canopy factor greater than ninety (90);

(1) *Any combination of the following is required:*

(i) *One (1) large tree is required per four (4) parking spaces;*

(ii) *One (1) medium tree is required per three (3) parking spaces; or*

(iii) *One (1) small tree is required per two (2) parking spaces.*

(iv) *At least five (5) percent of the required trees must be evergreen.*

(2) *Street trees may be included in the calculation for the number of required trees in the parking area.*

Response: The applicant proposes to plant four Ginko Biloba, large canopy trees covering 16 of 19 parking spaces. In addition to these four large trees the applicant proposes to plant two Pacific Boxwood, a small tree covering 4 of 19 parking spaces. Therefore the applicant proposes four large canopy trees and two small canopy trees allowing for 20 parking spaces, exceeding the needed tree canopy for the 19 parking spaces proposed.

b. *Shrubs:*

(1) *Two (2) shrubs are required per each space.*



- (2) *For spaces where the front two (2) feet of parking spaces have been landscaped instead of paved, the standard requires one (1) shrub per space. Shrubs may be evergreen or deciduous.*
- c. *Ground cover plants:*
 - (1) *Any remainder in the parking area must be planted with ground cover plants.*
 - (2) *The plants selected must be spaced to cover the area within three (3) years. Mulch does not count as ground cover.*

Response: At two shrubs per parking space and 19 parking spaces proposed, 38 shrubs are required. The applicant proposes 44 shrubs exceeding standard. Kinnikinnick groundcover is proposed to occupy the remaining landscaping areas.

5. *Individual Landscape Islands Requirements*

- a. *Individual landscaped areas (islands) shall be at least ninety (90)square feet in area and a minimum width of five (5) feet and shall be curbed to protect the landscaping.*
- b. *Each landscape island shall be planted with at least one (1) tree.*
- c. *Landscape islands shall be evenly spaced throughout the parking area.*
- d. *Landscape islands shall be distributed according to the following:*
 - (1) *Residential uses in a residential zone: one (1) island for every eight (8) contiguous parking spaces.*
 - (2) *Multi or mixed-uses, institutional and commercial uses: one (1) island for every ten (10) contiguous parking spaces.*
 - (3) *Industrial uses: one (1) island for every twelve (12) contiguous parking spaces.*
- e. *Storm water bio-swales may be used in lieu of the parking landscape areas and may be included in the calculation of the required landscaping amount.*
- f. *Exception to Landscape Requirement*
Linear raised or marked sidewalks and walkways within the parking areas connecting the parking spaces to the on-site buildings may be included in the calculation of required site landscaping provide that it:
 - (1) *Trees are spaced a maximum of thirty (30) feet on at least one (1) side of the sidewalk.*
 - (2) *The minimum unobstructed sidewalk width is at least six (6) feet wide.*
 - (3) *The sidewalk is separated from the parking areas by curbs, bollards, or other means on both sides.*

Response: There is one row of 10 contiguous spaces and one row of 9 contiguous spaces. Since neither row exceeds 10 spaces internal landscape islands are not required.

6. *Landscaping at Points of Access*

When a private access-way intersects a public right-of-way or when a property abuts the intersection of two (2) or more public rights-of-way, landscaping shall be planted and maintained so that minimum sight distances shall be preserved pursuant to Section 16.58.010.

Response: Planting is provided to maintain minimum site distance.



16.92.040 – Installation and Maintenance Standards

A. Installation

All required landscaping must be in-ground, except when in raised planters that are used to meet minimum Clean Water Services storm water management requirements. Plant materials must be installed to current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement.

B. Maintenance and Mitigation of Landscaped Areas

- 1. Maintenance of existing non-invasive native vegetation is encouraged within a development and required for portions of the property not being developed.*
- 2. All landscaping shall be maintained in a manner consistent with the intent of the approved landscaping plan.*
- 3. Any required landscaping trees removed must be replanted consistent with the approved landscaping plan and comply with § 16.142, (Parks, Trees and Open Space).*

C. Irrigation

The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All landscaped areas must provide an irrigation system, as stated in Option 1, 2, or 3.

- 1. Option 1: A permanent built-in irrigation system with an automatic controller installed.*
- 2. Option 2: An irrigation system designed and certified by a licensed landscape architect or other qualified professional as part of the landscape plan, which provides sufficient water to ensure that the plants become established. The system does not have to be permanent if the plants chosen can survive independently once established.*
- 3. Option 3: Irrigation by hand. If the applicant chooses this option, an inspection will be required one (1) year after final inspection to ensure that the landscaping has become established.*

D. Deferral of Improvements

Landscaping shall be installed prior to issuance of occupancy permits, unless security equal to one hundred twenty-five (125) percent of the cost of the landscaping is filed with the City. "Security" may consist of a performance bond payable to the City, cash, certified check, or other assurance of completion approved by the City. If the installation of the landscaping is not completed within one (1) year, the security may be used by the City to complete the installation.

Response: In ground irrigation will be provided. The system will be a design build system installed by the contractor.

Chapter 16.94 – Off-Street Parking and Loading

16.94.020 – Off-Street Parking Standards

[...]

B. Dimensional and General Configuration Standards

- 1. Dimensions For the purpose of this Chapter, a "parking space" means a stall nine (9) feet in width and twenty (20) feet in length. Up to twenty five (25) percent of required*



parking spaces may have a minimum dimension of eight (8) feet in width and eighteen (18) feet in length so long as they are signed as compact car stalls.

2. Layout

Parking space configuration, stall and access aisle size shall be of sufficient width for all vehicle turning and maneuvering. Groups of more than four (4) parking spaces shall be served by a driveway so as to minimize backing movements or other maneuvering within a street, other than an alley. All parking areas shall meet the minimum standards shown in the following table and diagram.

3. Wheel Stops

- a. Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least four (4) inches high, located three (3) feet back from the front of the parking stall as shown in the above diagram.*
- b. Wheel stops adjacent to landscaping, bio-swales or water quality facilities shall be designed to allow storm water runoff.*
- c. The paved portion of the parking stall length may be reduced by three (3) feet if replaced with three (3) feet of low lying landscape or hardscape in lieu of a wheel stop; however, a curb is still required. In other words, the traditional three-foot vehicle overhang from a wheel stop may be low-lying landscaping rather than an impervious surface.*

Response: Most of the parking spaces will be standard 9x20 with one compact 8.5x20 and one ADA stall. The drive aisle will be standard 24-foot wide.

Chapter 16.96 – On-Site Circulation

16.96.010 – On-Site Pedestrian and Bicycle Circulation

A. Off-Street Parking Required

16.96.030 – Minimum Non-Residential Standards

A. Driveways

Response: A 24-foot driveway access is proposed as required for commercial parking lots with 1-49 spaces.

B. Sidewalks and Curbs

- 1. A private pathway/sidewalk system extending throughout the development site shall be required to connect to existing development, to public rights-of-way with or without improvements, to parking and storage areas, and to connect all building entrances to one another. The system shall also connect to transit facilities within five hundred (500) feet of the site, future phases of development, and whenever possible to parks and open spaces.*
- 2. Curbs shall also be required at a standard approved by the Hearing Authority. Private pathways/sidewalks shall be connected to public rights-of-way along driveways but may be allowed other than along driveways if approved by the Hearing Authority.*



3. *Private Pathway/Sidewalk Design. Private pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other pervious durable surface. Primary pathways connecting front entrances to the right of way shall be at least 6 feet wide and conform to ADA standards. Secondary pathways between buildings and within parking areas shall be a minimum of four (4) feet wide and/or conform to ADA standards. Where the system crosses a parking area, driveway or street, it shall be clearly marked with contrasting paving materials or raised crosswalk (hump). At a minimum all crosswalks shall include painted striping.*
4. *Exceptions. Private pathways/sidewalks shall not be required where physical or topographic conditions make a connection impracticable, where buildings or other existing development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment; or pathways would violate provisions of leases, restrictions or other agreements.*

Response: A 5-foot pedestrian walk is provide from the parking lot to the public sidewalk in SW 1st Street.

III. CONCLUSION

This summary of request demonstrates compliance with applicable approval criteria and code. The applicant respectfully requests that the City approve this application.





CITY OF SHERWOOD
URBAN RENEWAL AGENCY (URA)

DOWNTOWN PARKING LOT PROJECT STORMWATER REPORT

August 17, 2016



Introduction

The Sherwood URA Downtown Parking Lot project includes the construction of an 18 stall parking lot across two barren lots located on 1st Street, mid-block between Oak Street and Pine Street (see Exhibit A, location map).

The original lots had residential homes constructed on them, which were removed in 2006. This project is a standalone project and is not associated with any other site development or building construction.

The project includes approximately 6,900 square feet of AC paving, installation of a 12-inch storm mainline, standard manholes, a 10-inch storm lateral to a lynch style catch basin, and appropriate landscaping for screening and coverage (see Exhibit B, Site Plan).

Background

The project is located in the southeast section of the Cedar Creek drainage basin of Sherwood. This area is within the jurisdictional boundaries of Clean Water Services (CWS). The City is a co-implementer of CWS NPDES permit through an IGA with CWS. The stormwater analysis and design for this project was prepared in conformance with CWS standards for conveyance and treatment. The approved CWS Services Provider Letter (SPL) is attached for reference (Exhibit C).

Purpose

The purpose of this stormwater report is to document the stormwater management and conveyance design criteria for this project. Additional information regarding downstream basin characteristics, downstream conditions, etc., can be found in the previously developed *2007 Stormwater Master Plan*ⁱ, the *2005 Downtown Streetscapes Phase 1 Stormwater Management Report*ⁱⁱ, and the *2012 Downtown Streetscapes Phase 2 Improvements Report*ⁱⁱⁱ.

Design Standards

CWS requirements state that runoff from the 2, 10 and 25 year post-developed stormwater runoff will not exceed the 2, 10 and 25 year pre-developed runoff rates, unless other criteria are identified in the watershed management plan¹.

Stormwater Quality Treatment

The URA Parking Lot project will utilize previously constructed stormwater quality treatment facilities constructed as part of the City's *Downtown Streetscapes Phase 1* project, and identified as the Stella Olsen Swaleⁱⁱ. The stormwater quality treatment facility is located approximately 200 feet north of the intersection of Park and 3rd Streets. Per the *Stormwater Master Plan*, the impervious area draining to the Stella Olsen Swale, identified as sub-basin CC80, is estimated at 21.3 acres². The original design for the Stella Olsen Swale provided for an impervious surface runoff coefficient (CN) equal to 1.0 (CN of 1.0 = 100% impervious) and assumed that the entire area would be classified by zoning as Retail Commercial (RC)³. The Stormwater Master Plan indicates that the boundary of sub-basin CC80 includes the downtown core area including the proposed location of the URA Parking Lot project.

CWS standards require that stormwater quality treatment be provided to the proposed impervious surface area for a 2-year/24-hour storm event, which will generate 2.50-inches of precipitation (see Appendix A, CWS, 24-Hour Rainfall Depths chart, Exhibit E). Using a Santa Barbara Unit Hydrograph, SCS Type 1A 24-hour distribution analysis (see Appendix A, Graph B1), the proposed developed site generates 0.10 cfs of stormwater runoff.

Stormwater Quality Treatment Conclusion

Predicated on the fact that the Stella Olsen Swale's stormwater quality treatment design capacity included the fully developed impervious surface area of the Parking Lot project, then it has been determined that no additional on-site stormwater treatment is necessary, nor is increasing the treatment capacity of the swale required.

Stormwater Conveyance System

The stormwater conveyance system is designed to accommodate a 25-year storm event and having the hydraulic grade line remain within the pipe diameter. The analysis of pre versus post conditions indicate that the existing immediate downstream pipe capacity is flowing full (see Exhibit D).

Stormwater Conveyance System Conclusion

Based on review of the pre and post developed downstream pipe capacity analysis, the proposed improvements do not increase the downstream flow amount to a point where the capacity of the pipe is exceeded, nor does the hydraulic grade line exceed the top of pipe condition.

¹ Clean Water Services Resolution & Order 07-20, Section 4.03.4, pg. 7.

² Sherwood Stormwater Master Plan, Appendix D, Table D-1, pg. D-5.

³ Sherwood Downtown Streetscapes Improvements Phase A, Stormwater Management Report, pg 3.

ⁱ City of Sherwood, *Stormwater Master Plan*, prepared by Murray Smith & Associates Inc. (MSA), adopted June 2007.

ⁱⁱ Sherwood *Downtown Streetscapes Improvements Phase A, Stormwater Management Report*, prepared by Harper Houf Peterson Righellis Inc., July 2005.

ⁱⁱⁱ Sherwood *Downtown Streetscapes Phase 2 Improvements Project*, report prepared by Murray Smith & Associates Inc. (MSA), December 2012.

**URA PARKING LOT
STORMWATER REPORT
EXHIBIT A
LOCATION MAP**

SW 2ND STREET

SW OAK STREET

MID-BLOCK ALLEY

PROJECT SITE

SW 1ST STREET

SW PINE STREET



EXHIBIT C



Clean Water Services File Number

15-003019

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: ~~Washington County~~ Sherwood

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S132BA03000

~~2S132BA0300~~, 2S132BA02800

Site Address: 15919 SW 1st Street, 15931 SW 1st Street

City, State, Zip: Sherwood, Oregon 97140

Nearest Cross Street: 1st Street & Oak Street

3. Owner Information

Name: City of Sherwood, Urban Renewal Agency

Company: City of Sherwood

Address: 22560 SW Pine Street

City, State, Zip: Sherwood, Oregon 97140

Phone/Fax: 503-925-2303

E-Mail: galatib@sherwoodoregon.gov

4. Development Activity (check all that apply)

- ☐ Addition to Single Family Residence (rooms, deck, garage)
☐ Lot Line Adjustment ☐ Minor Land Partition
☐ Residential Condominium ☐ Commercial Condominium
☐ Residential Subdivision ☐ Commercial Subdivision
☐ Single Lot Commercial ☐ Multi Lot Commercial

Other

Public Parking Lot Development

5. Applicant Information

Name: Bob Galati

Company: City of Sherwood

Address: 22560 SW Pine Street

City, State, Zip: Sherwood, Oregon 97140

Phone/Fax: 503-925-2303

E-Mail: galatib@sherwoodoregon.gov

6. Will the project involve any off-site work? ☒ Yes ☐ No ☐ Unknown

Location and description of off-site work Construction of storm line to public main with ROW

7. Additional comments or information that may be needed to understand your project

Constructing public parking lot over two existing lots. Lots are currently undeveloped.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Bob Galati

Print/Type Title City Engineer

ONLINE SUBMITTAL

Date 9/17/2015

FOR DISTRICT USE ONLY

☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

☒ Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.

☐ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.

☐ This Service Provider Letter is not valid unless CWS approved site plan(s) are attached.

☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by

Date 9/21/15

City of Sherwood
Urban Renewal Agency (URA)
Parking Lot Storm Water System Analysis

Basin #	Basin Condition (Pre, Post, Both)	Basin Area Total (ac)	Imp Area	% Imp	Period	Rainfall Depth (in)	tc (min)	Peak Runoff Q (cfs)	Pipe Size Dia. (in)	Pipe Length (ft)	Pipe Slope (ft/ft)	Pipe Drop (ft)	Vel (ft/s)	Travel Time (min)	Pipe Capacity Qc (cfs)	Check Qc > Q
A	Both	0.97	0.59	0.608	2yr-24hr	2.50	5.00	0.50	12	259.11	0.0063	1.64	0.64	6.78	2.84	Yes
A	Both	0.97	0.59	0.608	10yr-24hr	3.45	5.00	0.74	12	259.11	0.0063	1.64	0.94	4.58	2.84	Yes
A	Both	0.97	0.59	0.608	25yr-24hr	3.90	5.00	0.86	12	259.11	0.0063	1.64	1.09	3.94	2.84	Yes
A+B	Pre	2.99	1.07	0.358	2yr-24hr	2.50	11.85	1.14	12	278.45	0.0081	2.26	1.45	3.20	3.22	Yes
A+B	Pre	2.99	1.07	0.358	10yr-24hr	3.45	9.59	1.85	12	278.45	0.0081	2.26	2.36	1.97	3.22	Yes
A+B	Pre	2.99	1.07	0.358	25yr-24hr	3.90	8.96	2.20	12	278.45	0.0081	2.26	2.80	1.66	3.22	Yes
A+B	Post	2.99	1.82	0.609	2yr-24hr	2.50	11.85	1.35	12	278.45	0.0081	2.26	1.72	2.70	3.22	Yes
A+B	Post	2.99	1.82	0.609	10yr-24hr	3.45	9.59	2.15	12	278.45	0.0081	2.26	2.74	1.70	3.22	Yes
A+B	Post	2.99	1.82	0.609	25yr-24hr	3.90	8.96	2.42	12	278.45	0.0081	2.26	3.08	1.51	3.22	Yes
A+B+C	Pre	3.86	2.19	0.567	2yr-24hr	2.50	7.70	1.80	12	278.45	0.0081	2.26	2.29	2.02	3.22	Yes
A+B+C	Pre	3.86	2.19	0.567	10yr-24hr	3.45	6.69	2.72	12	278.45	0.0081	2.26	3.46	1.34	3.22	Yes
A+B+C	Pre	3.86	2.19	0.567	25yr-24hr	3.90	6.51	3.17	12	278.45	0.0081	2.26	4.04	1.15	3.22	Yes
A+B+C	Post	3.86	2.35	0.609	2yr-24hr	2.50	7.70	1.85	12	278.45	0.0081	2.26	2.36	1.97	3.22	Yes
A+B+C	Post	3.86	2.35	0.609	10yr-24hr	3.45	6.69	2.76	12	278.45	0.0081	2.26	3.51	1.32	3.22	Yes
A+B+C	Post	3.86	2.35	0.609	25yr-24hr	3.90	6.51	3.22	12	278.45	0.0081	2.26	4.10	1.13	3.22	No
B1	Post	0.16	0.16	1.000	2yr-24hr	2.50	5.00	0.10	8		0.0050				2.53	Yes
B1	Post	0.16	0.16	1.000	10yr-24hr	3.45	5.00	0.14	8		0.0050				2.53	Yes
B1	Post	0.16	0.16	1.000	25yr-24hr	3.90	5.00	0.16	8		0.0050				2.53	Yes

Diameter (ft)	1.00	1.00	1.00
Pipe Area (sq.ft.)	0.7854	0.7854	0.7854
Wetted Perimeter (ft)	3.1416	3.1416	3.1416
Hydraulic Radius (ft)	0.3969	0.3969	0.3969
Pipe Slope (ft/ft)	0.0050	0.0063	0.0081
Flow (cfs)	2.53	2.84	3.22

URA DOWNTOWN PARKING PROJECT
STORMWATER REPORT
APPENDICES

24-HOUR RAINFALL DEPTHS

	RECURRENCE INTERVAL (YEARS)	TOTAL PRECIPITATION DEPTH (INCHES)
*	2	2.50
	5	3.10
*	10	3.45
*	25	3.90
	50	4.20
	100	4.50

24-HOUR RAINFALL DEPTHS

DRAWING NO. 1280

REVISED 12-06

CleanWater Services
Our commitment is clear.



United States
Department of
Agriculture

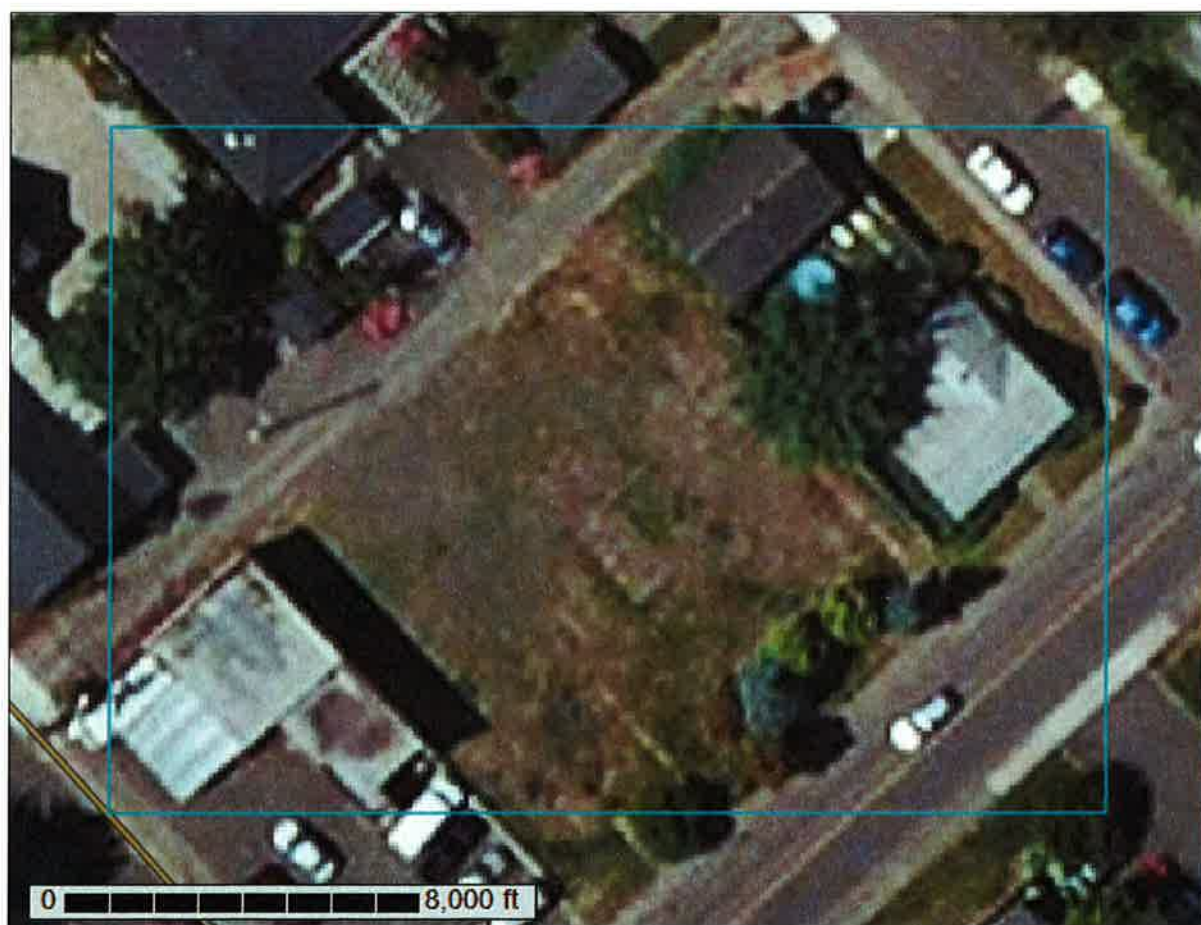
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Washington County, Oregon**

Sherwood URA Site

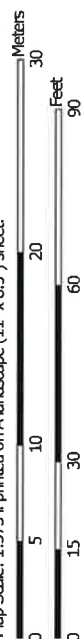


November 5, 2015

Custom Soil Resource Report Soil Map



Map Scale: 1:373 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot


 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip


 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot


 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon
Survey Area Data: Version 13, Sep 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2010—Sep 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Washington County, Oregon (OR067)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Aloha silt loam	0.7	100.0%
Totals for Area of Interest		0.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County, Oregon

1—Aloha silt loam

Map Unit Setting

National map unit symbol: 21x8
Elevation: 150 to 250 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 160 to 210 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Aloha and similar soils: 90 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Aloha

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Old loamy alluvium

Typical profile

H1 - 0 to 8 inches: silt loam
H2 - 8 to 46 inches: silt loam
H3 - 46 to 65 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 18 to 24 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 11.8 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Other vegetative classification: Somewhat Poorly Drained (G001XY007OR)

Minor Components

Huberly

Percent of map unit: 1 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin B1 Post
Event: 2-yr/24-hr

Given:

Area = 0.16 acres
Pt = 2.5 inches
dt = 10 min.
Tc = 5 min.
w = 0.5000 routing constant

Pervious Area

Area = 0 acres
CN = 86
S = 1.63
0.2S = 0.33

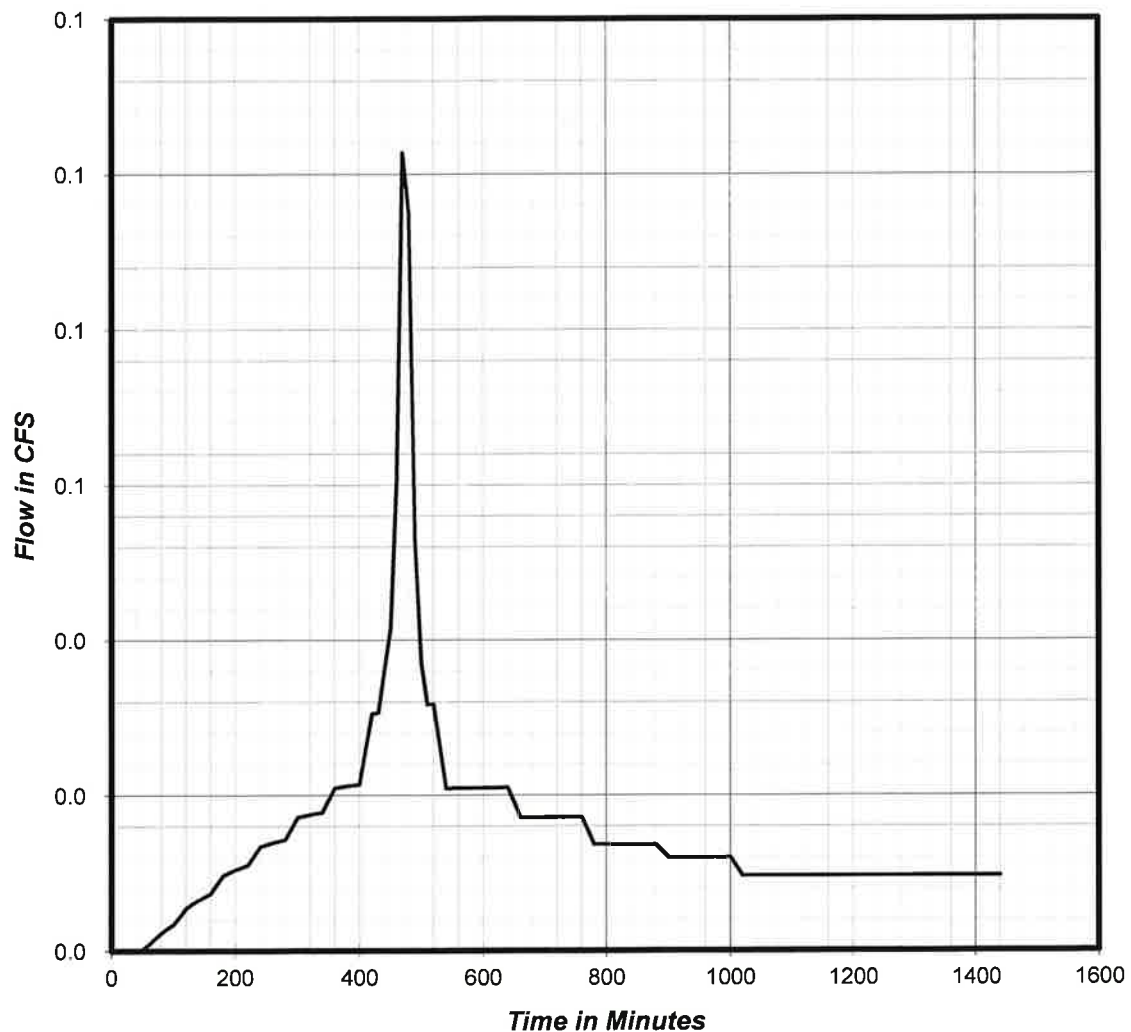
Impervious Area

Area = 0.16 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 0.10 cfs
Total Vol. : 1316 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin B1 Post
Event: 10-yr/24-hr

Given:

Area = 0.16 acres
Pt = 3.45 inches
dt = 10 min.
Tc = 5 min.
w = 0.5000 routing constant

Pervious Area

Area = 0 acres
CN = 86
S = 1.63
0.2S = 0.33

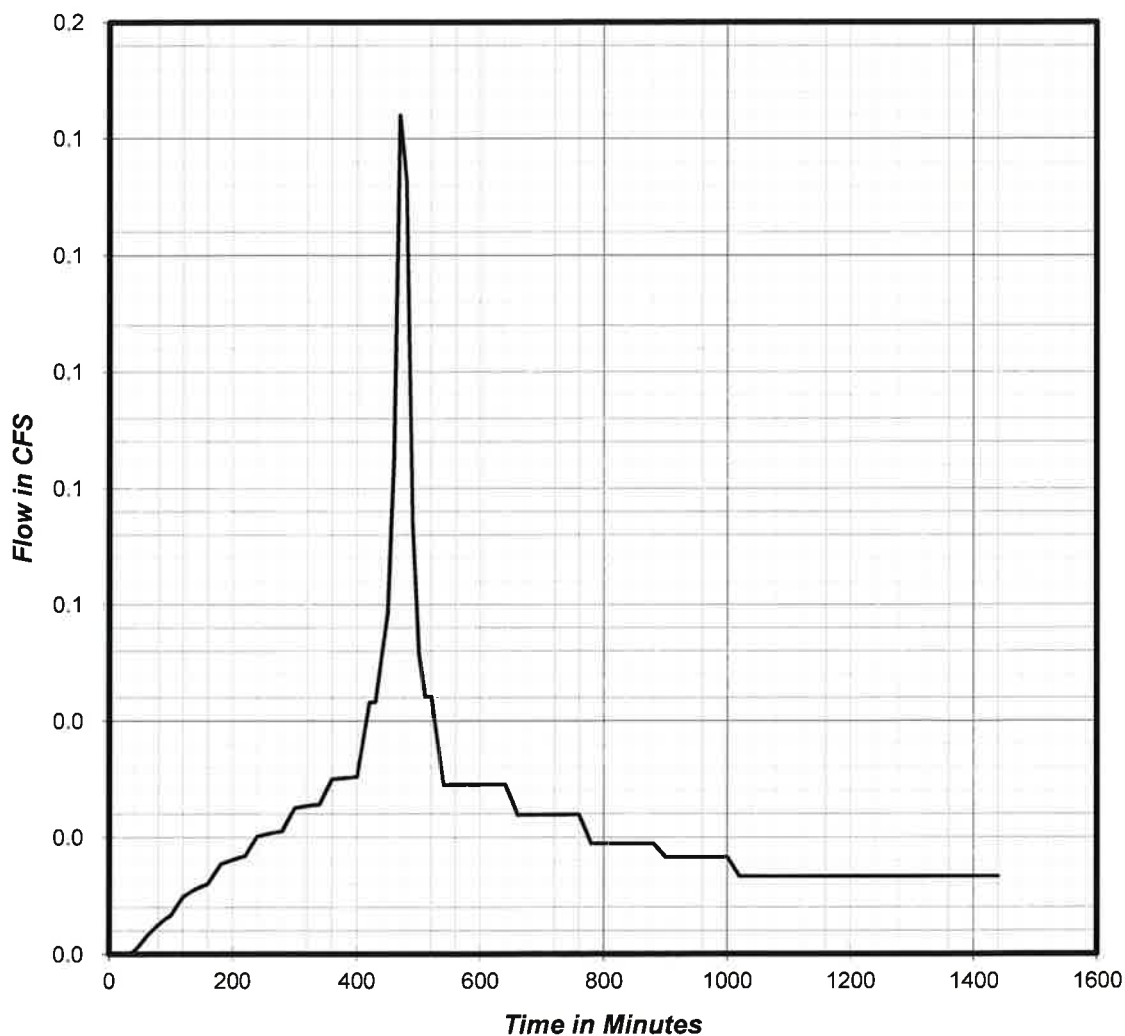
Impervious Area

Area = 0.16 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff: 0.14 cfs
Total Vol.: 1864 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin B1 Post
Event: 25-yr/24-hr

Given:

Area = 0.16 acres
Pt = 3.9 inches
dt = 10 min.
Tc = 5 min.
w = 0.5000 routing constant

Pervious Area

Area = 0 acres
CN = 86
S = 1.63
0.2S = 0.33

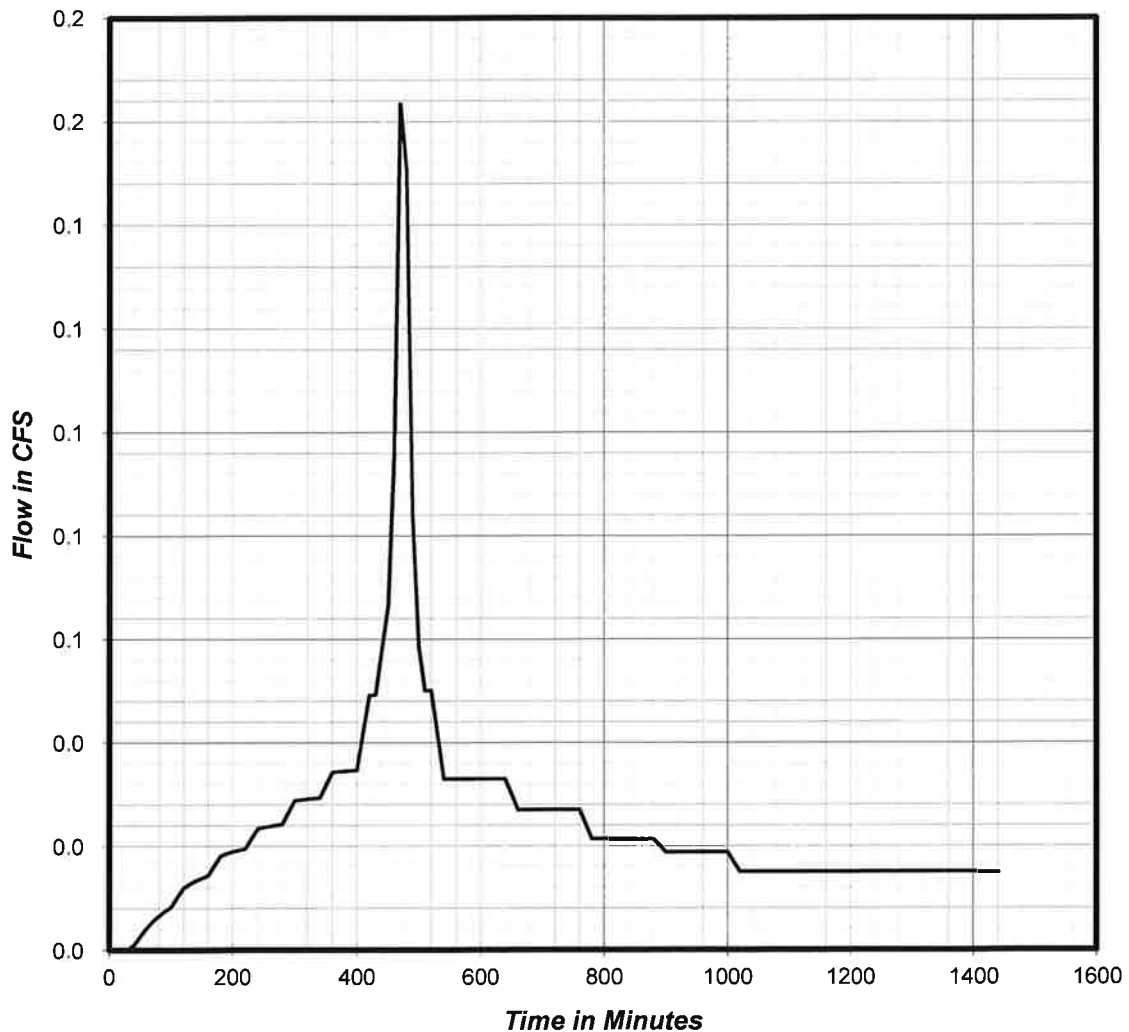
Impervious Area

Area = 0.16 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff: 0.16 cfs
Total Vol.: 2124 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin B1 Pre
Event: 2-yr/24-hr

Given:

Area = 0.16 acres
Pt = 2.5 inches
dt = 10 min.
Tc = 5 min.
w = 0.5000 routing constant

Pervious Area

Area = 0.16 acres
CN = 86
S = 1.63
0.2S = 0.33

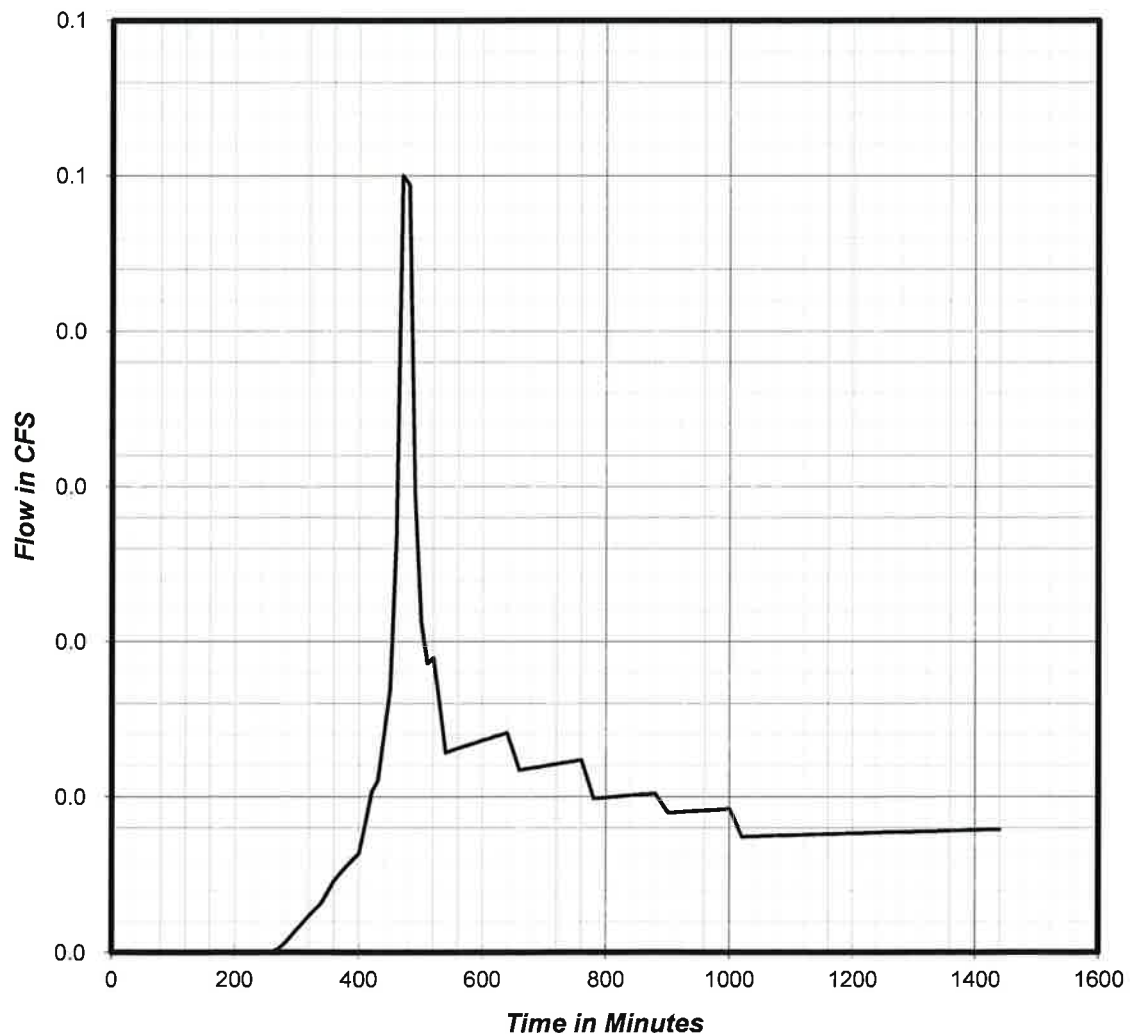
Impervious Area

Area = 0 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff: 0.05 cfs
Total Vol.: 720 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin B1 Pre
Event: 10-yr/24-hr

Given:

Area = 0.16 acres
Pt = 3.45 inches
dt = 10 min.
Tc = 5 min.
w = 0.5000 routing constant

Pervious Area

Area = 0.16 acres
CN = 86
S = 1.63
0.2S = 0.33

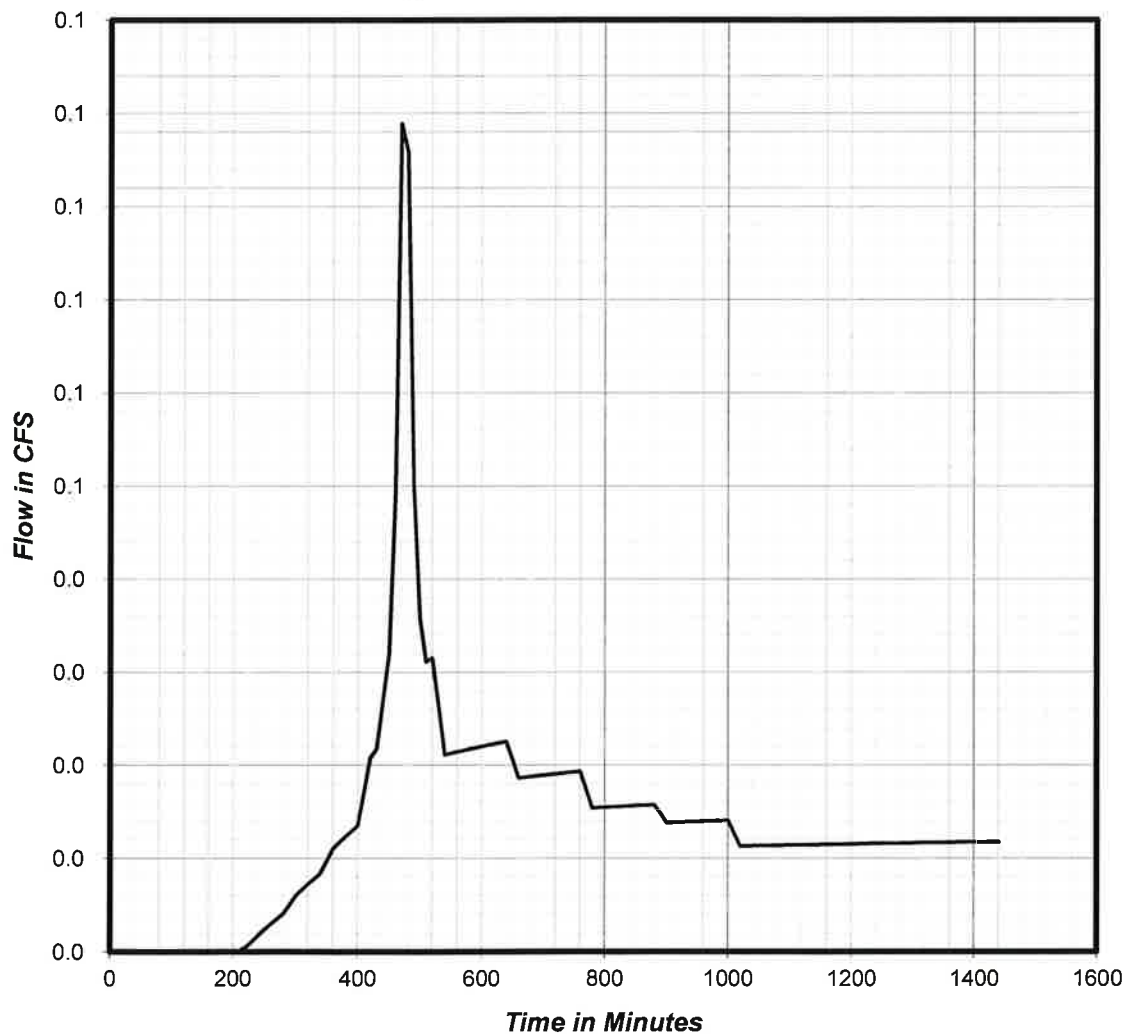
Impervious Area

Area = 0 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff: 0.09 cfs
Total Vol.: 1190 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin B1 Pre
Event: 25-yr/24-hr

Given:

Area = 0.16 acres
Pt = 3.9 inches
dt = 10 min.
Tc = 5 min.
w = 0.5000 routing constant

Pervious Area

Area = 0.16 acres
CN = 86
S = 1.63
0.2S = 0.33

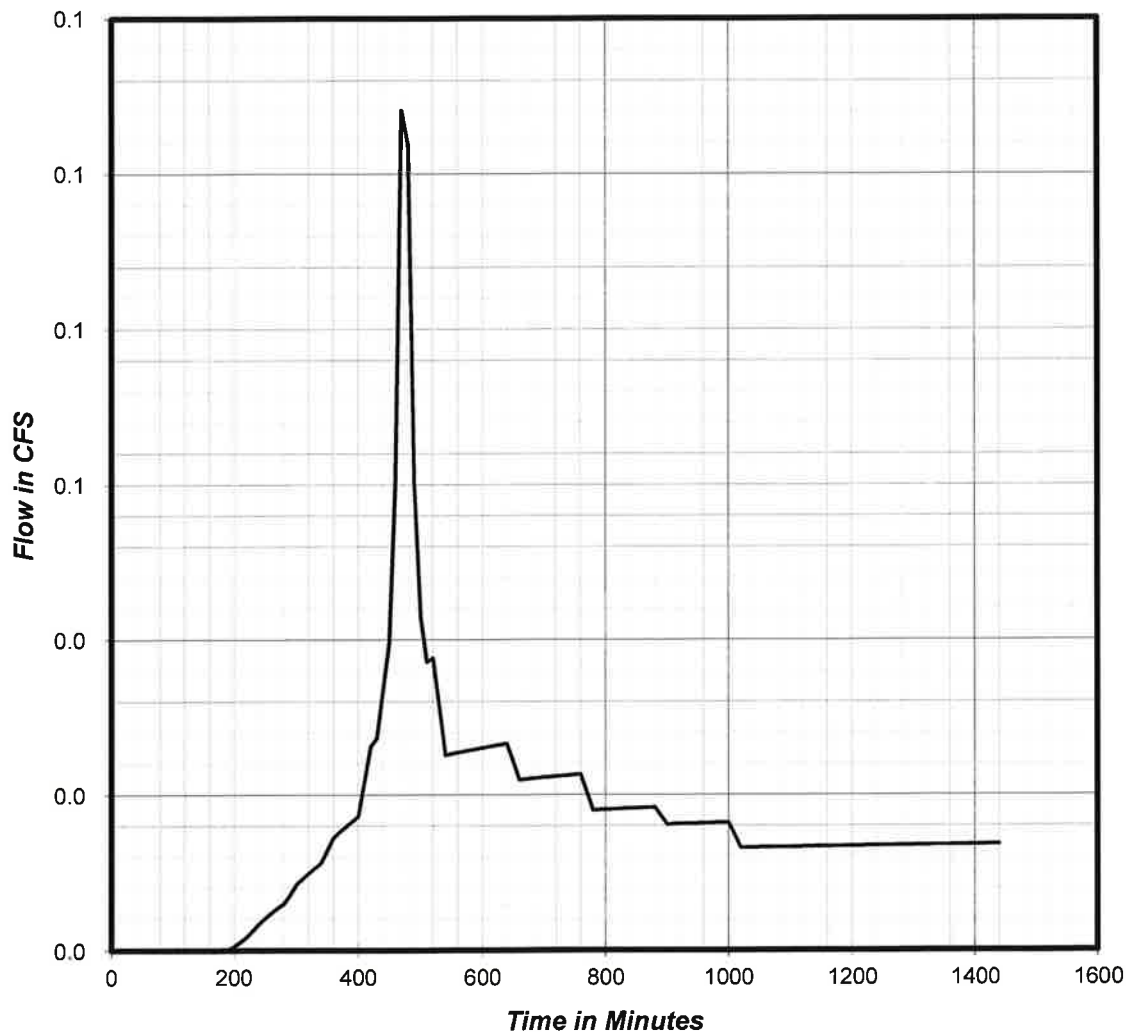
Impervious Area

Area = 0 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff: 0.11 cfs
Total Vol.: 1422 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot

Project Number: 8089

Date: 07/30/16

Basin: Basin A Pre & Post

Event: 2-yr/24-hr

Given:

Area = 0.97 acres
Pt = 2.5 inches
dt = 10 min.
Tc = 5 min.
w = 0.5000 routing constant

Pervious Area

Area = 0.38 acres
CN = 86
S = 1.63
0.2S = 0.33

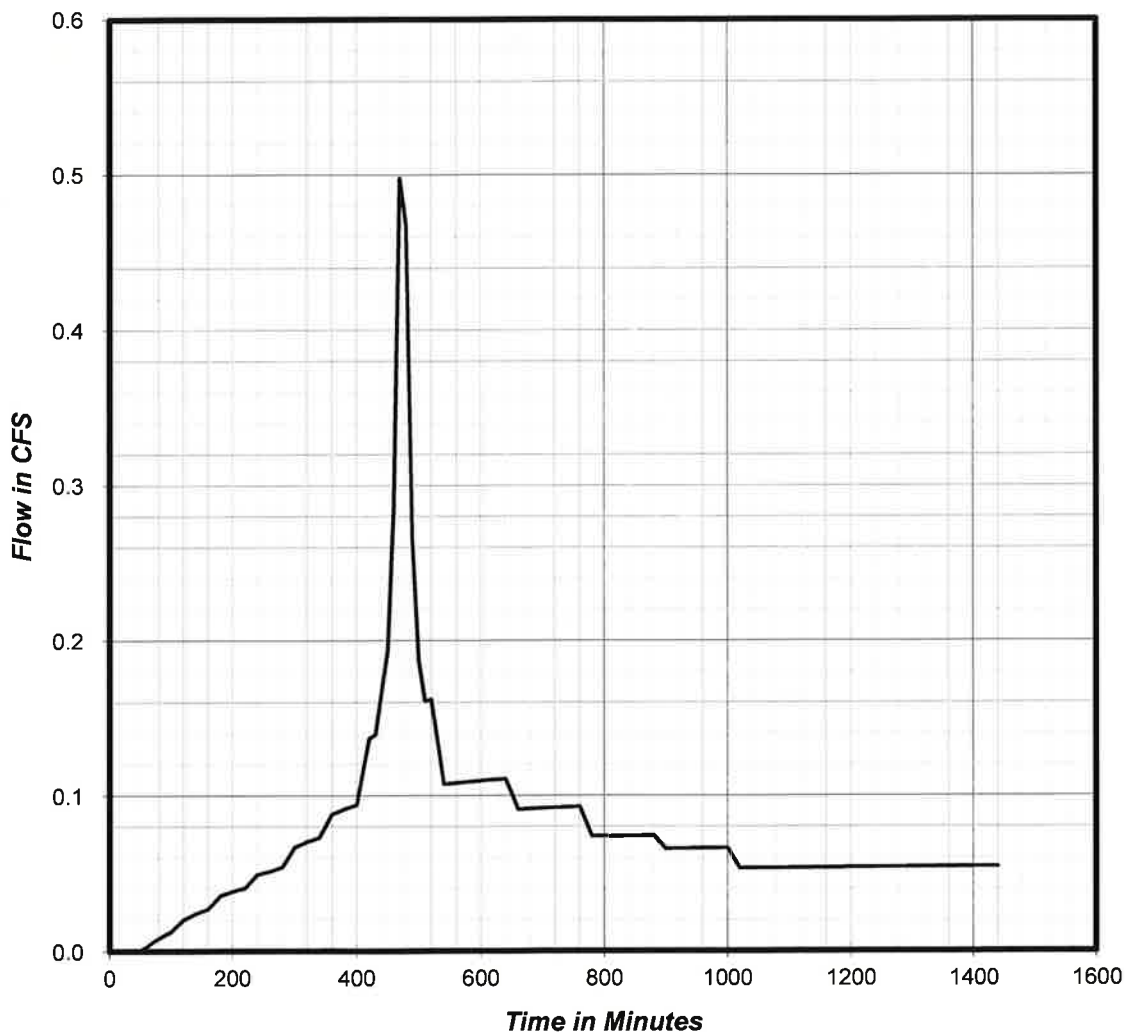
Impervious Area

Area = 0.59 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 0.50 cfs
Total Vol. : 6562 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A Pre & Post
Event: 10-yr/24-hr

Given:

Area = 0.97 acres
Pt = 3.45 inches
dt = 10 min.
Tc = 5 min.
w = 0.5000 routing constant

Pervious Area

Area = 0.38 acres
CN = 86
S = 1.63
0.2S = 0.33

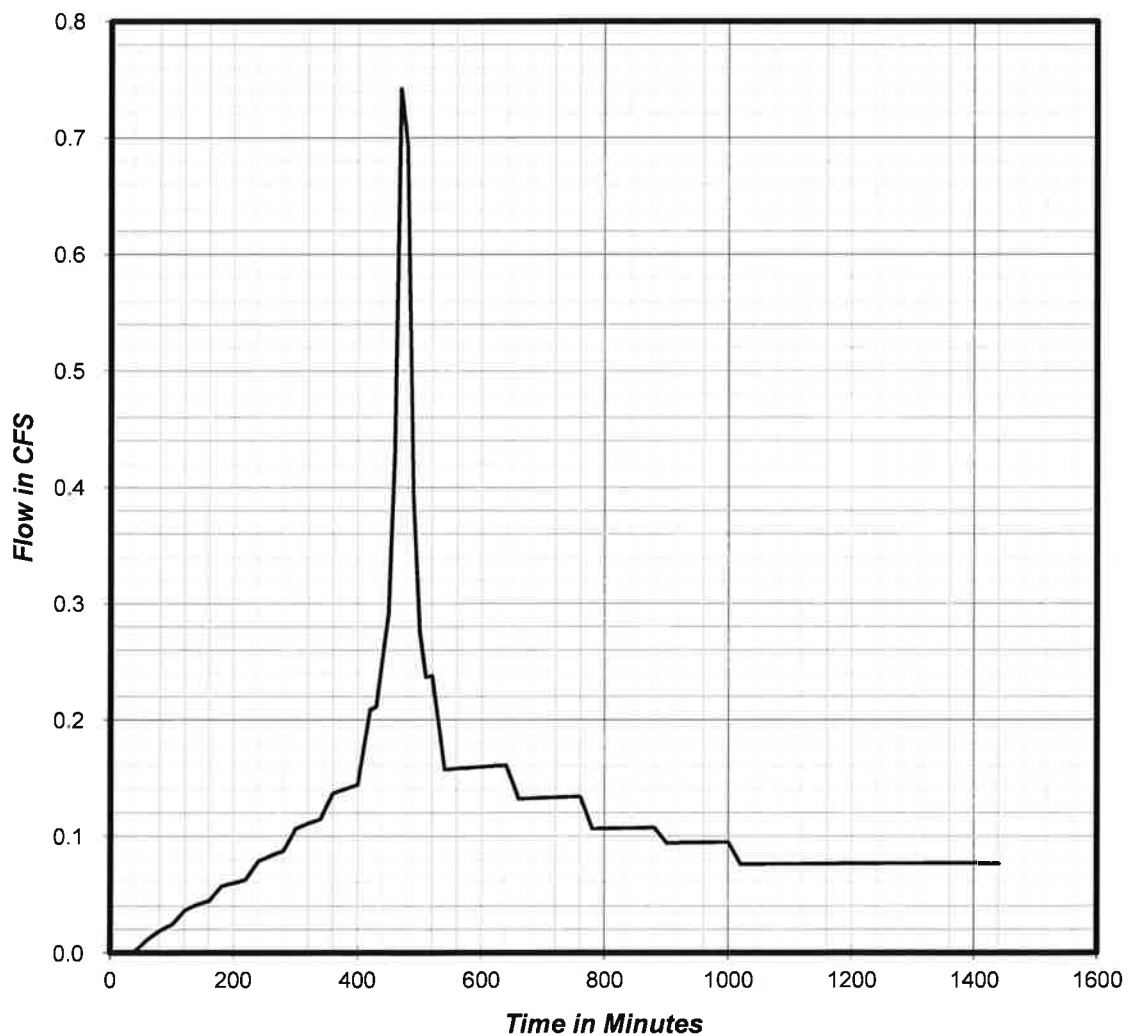
Impervious Area

Area = 0.59 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff = 0.74 cfs
Total Vol. : 9699 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot

Project Number: 8089

Date: 07/30/16

Basin: Basin A Pre & Post

Event: 25-yr/24-hr

Given:

Area = 0.97 acres
Pt = 3.9 inches
dt = 10 min.
Tc = 5 min.
w = 0.5000 routing constant

Pervious Area

Area = 0.38 acres
CN = 86
S = 1.63
0.2S = 0.33

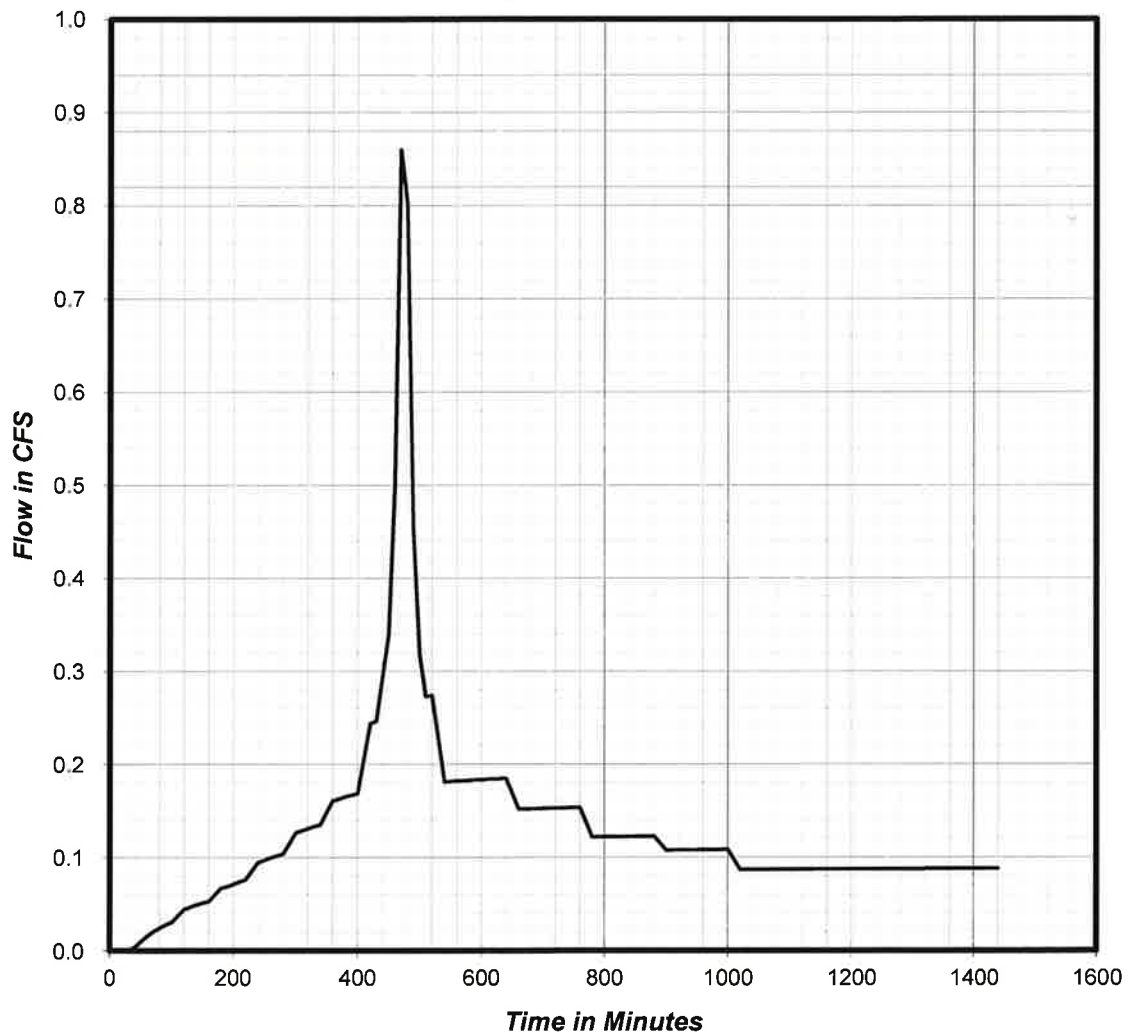
Impervious Area

Area = 0.59 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff = 0.86 cfs
Total Vol. : 11211 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B Pre
Event: 2-yr/24-hr

Given:

Area = 2.99 acres
Pt = 2.5 inches
dt = 10 min.
Tc = 11.85 min.
w = 0.2967 routing constant

Pervious Area

Area = 1.92 acres
CN = 86
S = 1.63
0.2S = 0.33

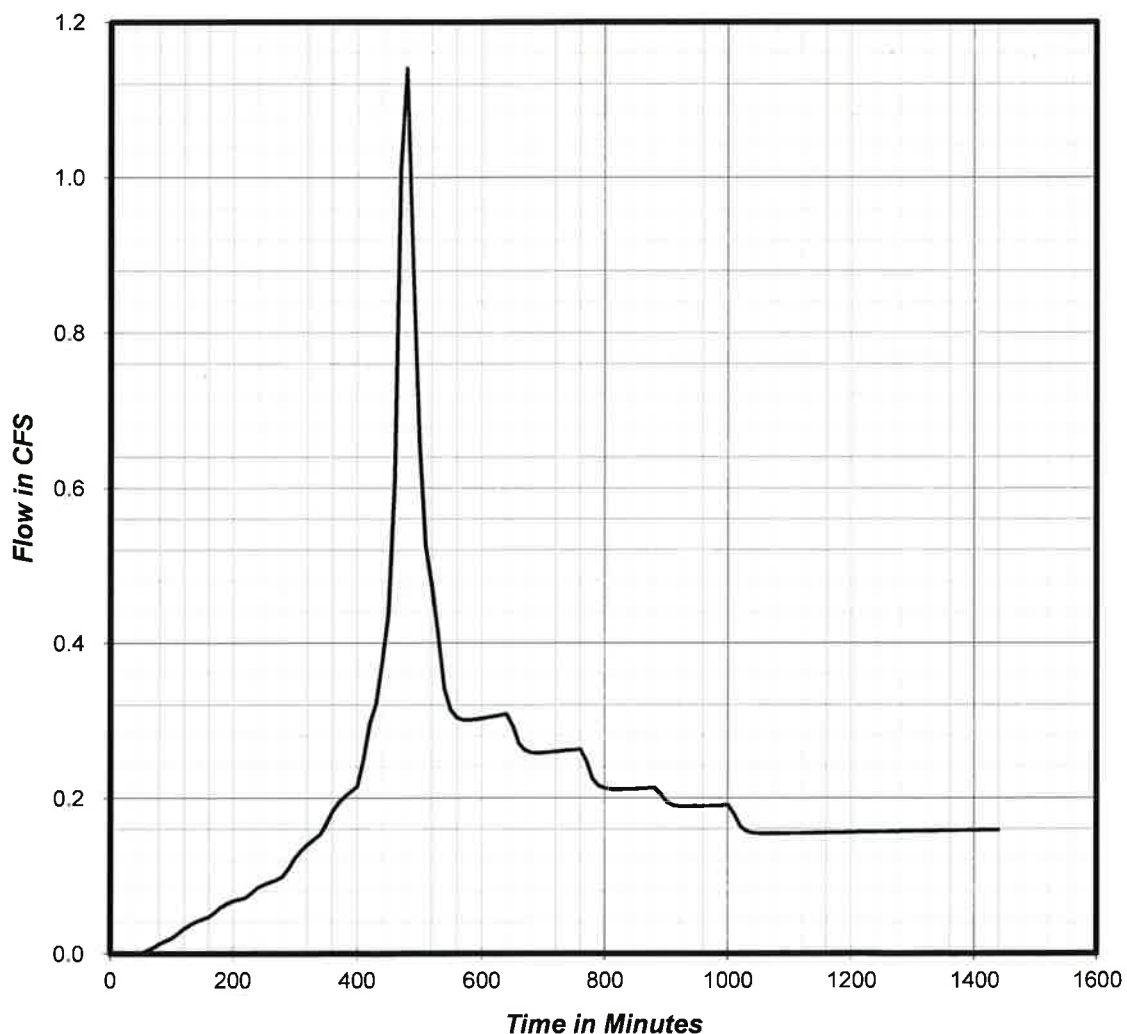
Impervious Area

Area = 1.07 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 1.14 cfs
Total Vol. : 17373 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B Pre
Event: 10-yr/24-hr

Given:

Area = 2.99 acres
Pt = 3.45 inches
dt = 10 min.
Tc = 9.59 min.
w = 0.3427 routing constant

Pervious Area

Area = 1.92 acres
CN = 86
S = 1.63
0.2S = 0.33

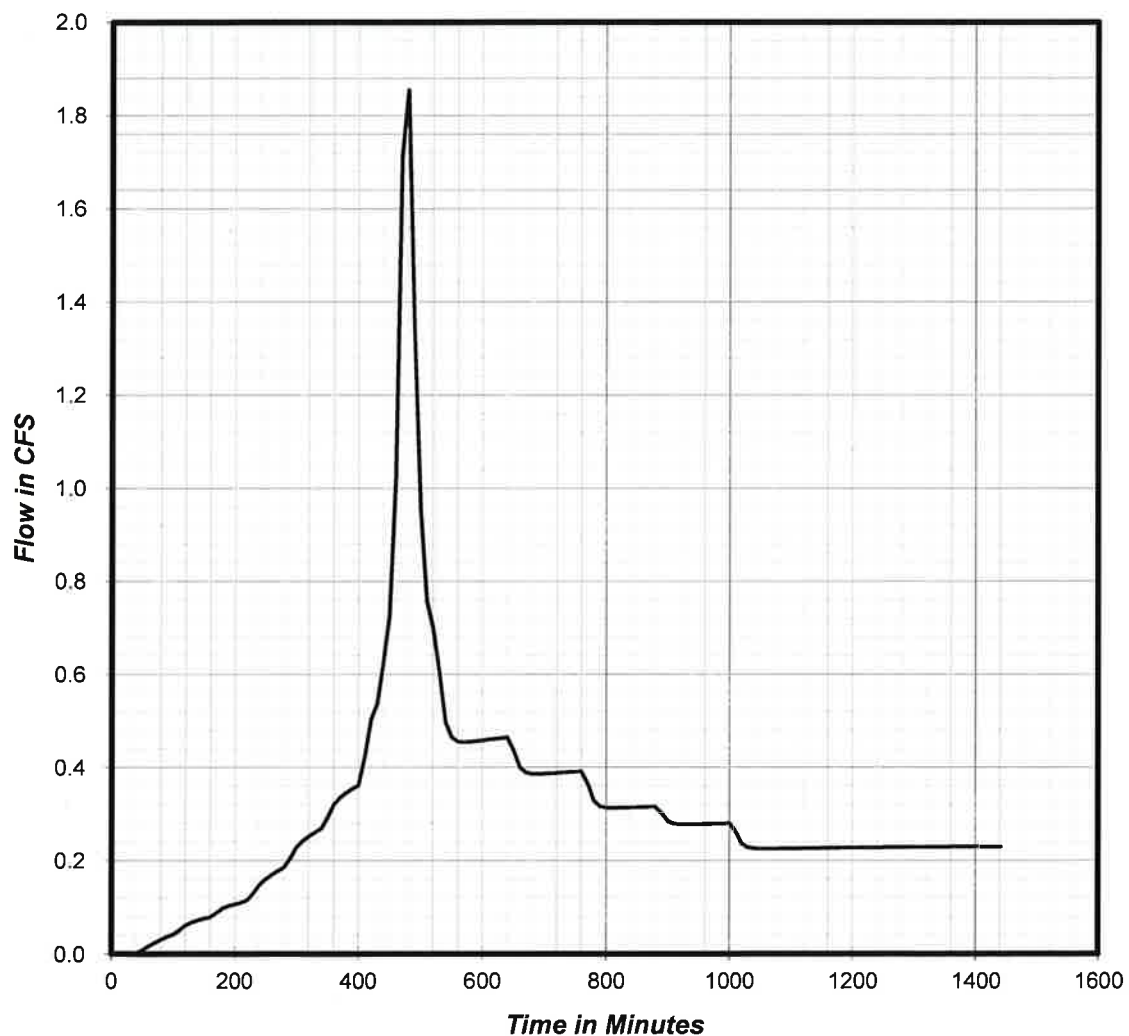
Impervious Area

Area = 1.07 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff: 1.85 cfs
Total Vol.: 26678 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B Pre
Event: 25-yr/24-hr

Given:

Area = 2.99 acres
Pt = 3.9 inches
dt = 10 min.
Tc = 8.96 min.
w = 0.3582 routing constant

Pervious Area

Area = 1.92 acres
CN = 86
S = 1.63
0.2S = 0.33

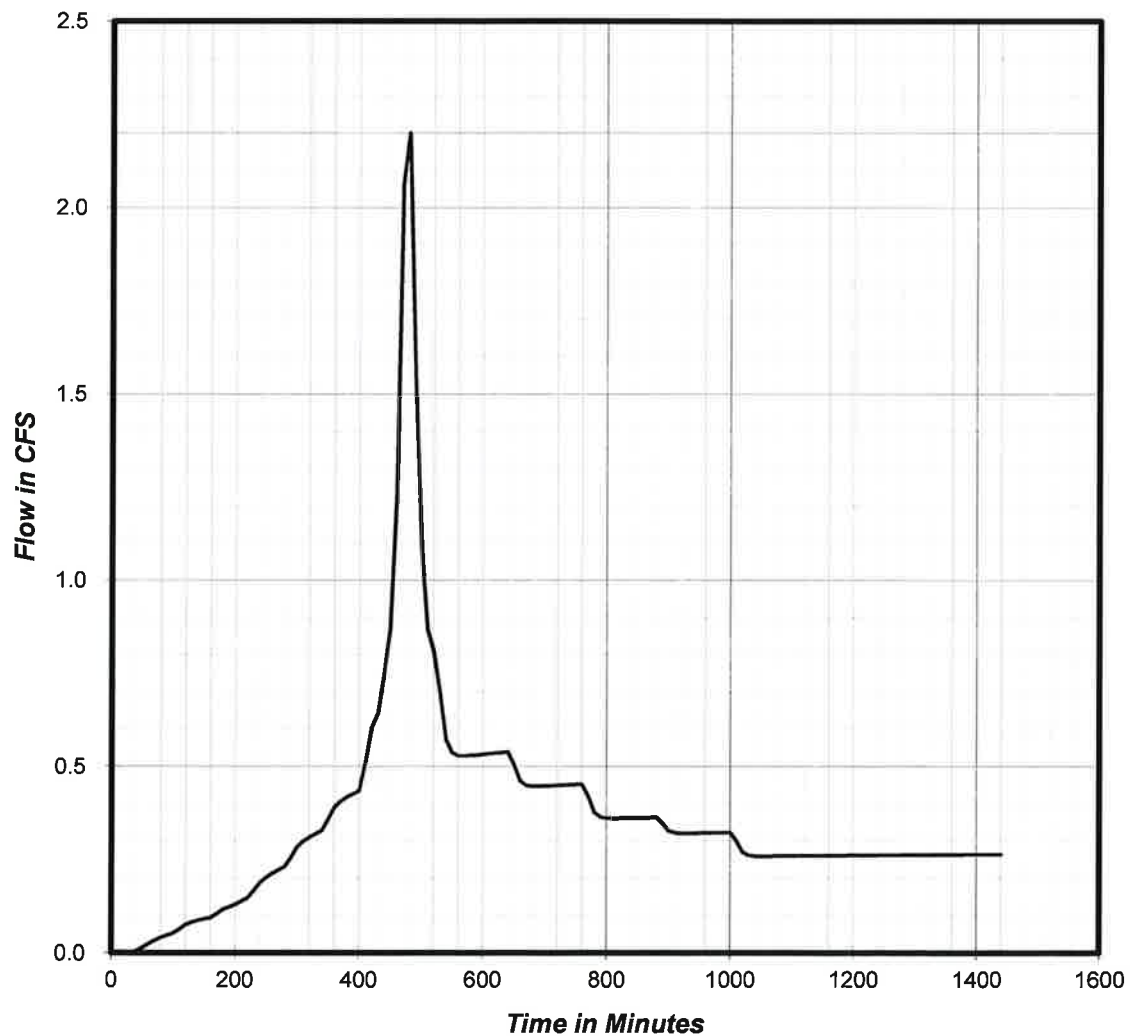
Impervious Area

Area = 1.07 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 2.20 cfs
Total Vol. : 31211 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B Post
Event: 2-yr/24-hr

Given:

Area = 2.99 acres
Pt = 2.5 inches
dt = 10 min.
Tc = 11.85 min.
w = 0.2967 routing constant

Pervious Area

Area = 1.17 acres
CN = 86
S = 1.63
0.2S = 0.33

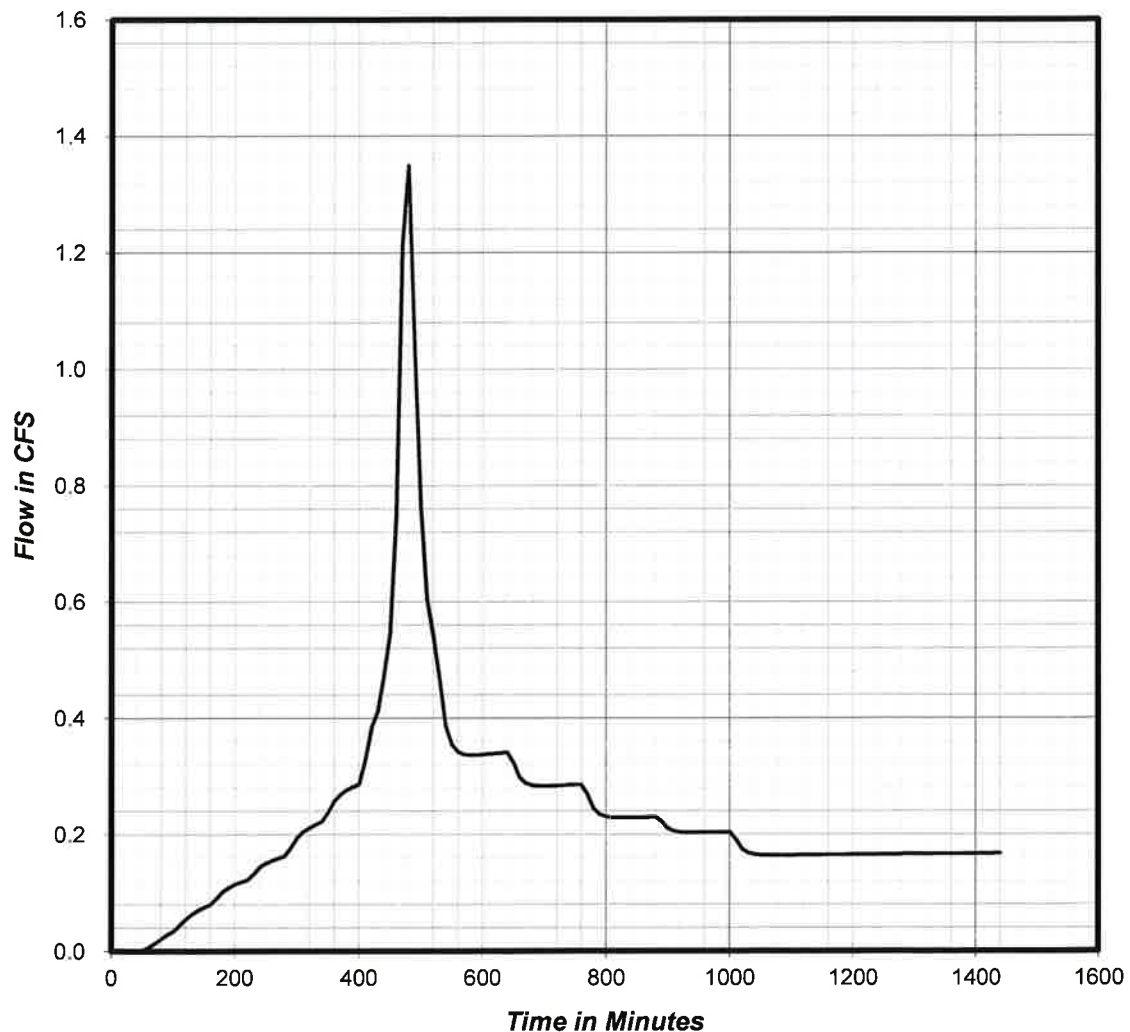
Impervious Area

Area = 1.82 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 1.35 cfs
Total Vol. : 20164 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B Post
Event: 10-yr/24-hr

Given:

Area = 2.99 acres
Pt = 3.56 inches
dt = 10 min.
Tc = 9.59 min.
w = 0.3427 routing constant

Pervious Area

Area = 1.17 acres
CN = 86
S = 1.63
0.2S = 0.33

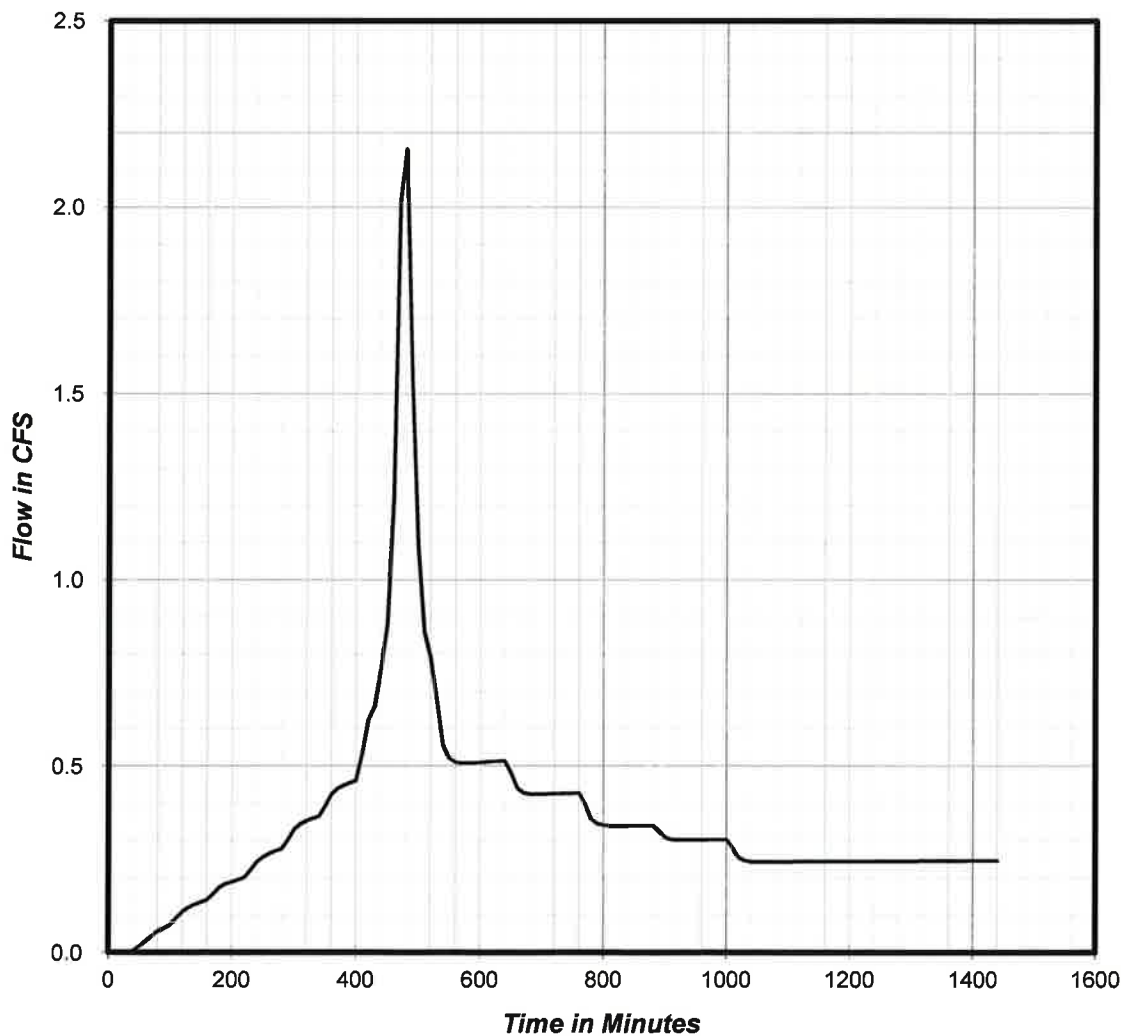
Impervious Area

Area = 1.82 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 2.16 cfs
Total Vol. : 30972 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B Post
Event: 25-yr/24-hr

Given:

Area = 2.99 acres
Pt = 3.9 inches
dt = 10 min.
Tc = 8.96 min.
w = 0.3582 routing constant

Pervious Area

Area = 1.17 acres
CN = 86
S = 1.63
0.2S = 0.33

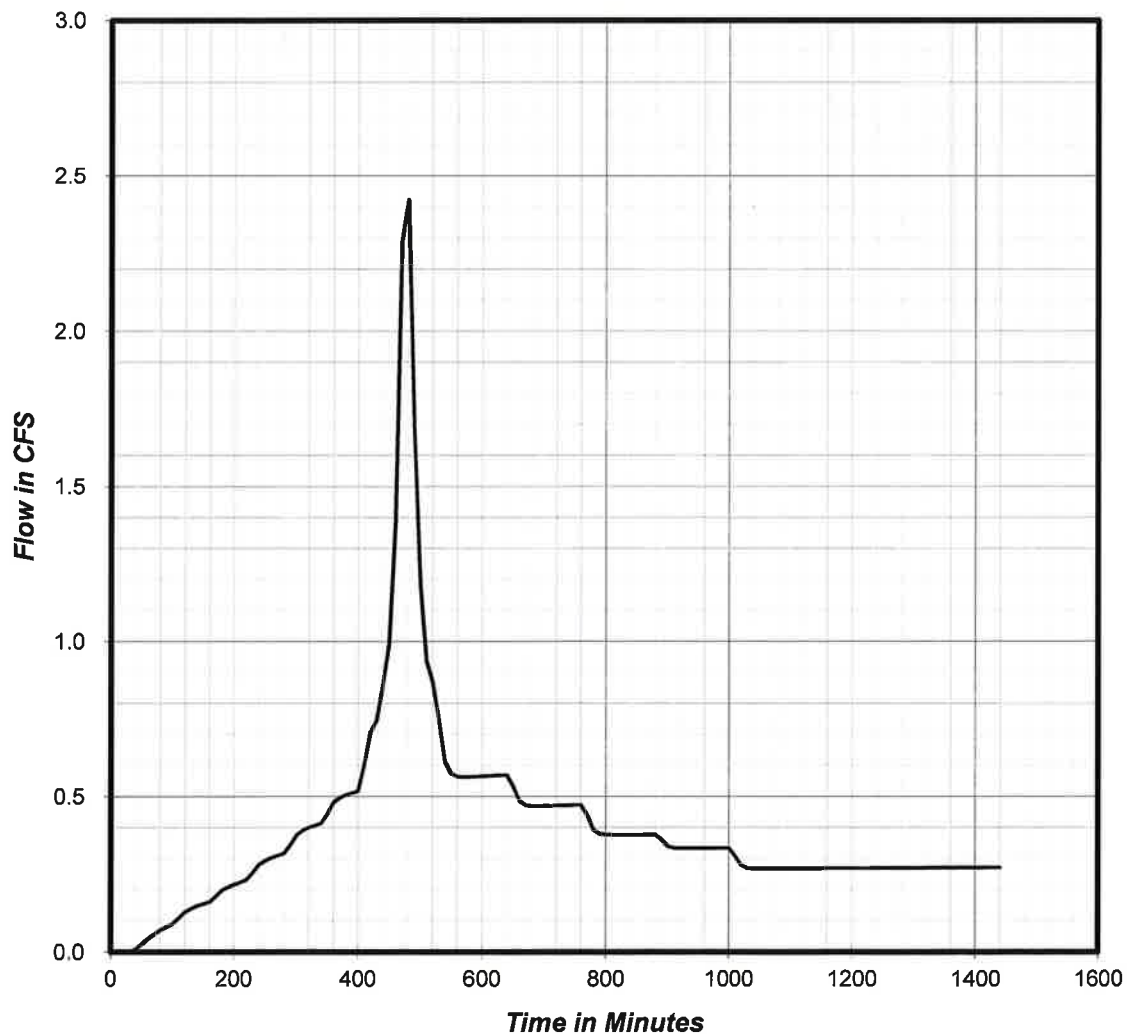
Impervious Area

Area = 1.82 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 2.42 cfs
Total Vol. : 34500 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B+C Pre
Event: 2-yr/24-hr

Given:

Area = 3.86 acres
Pt = 2.5 inches
dt = 10 min.
Tc = 7.7 min.
w = 0.3937 routing constant

Pervious Area

Area = 1.67 acres
CN = 86
S = 1.63
0.2S = 0.33

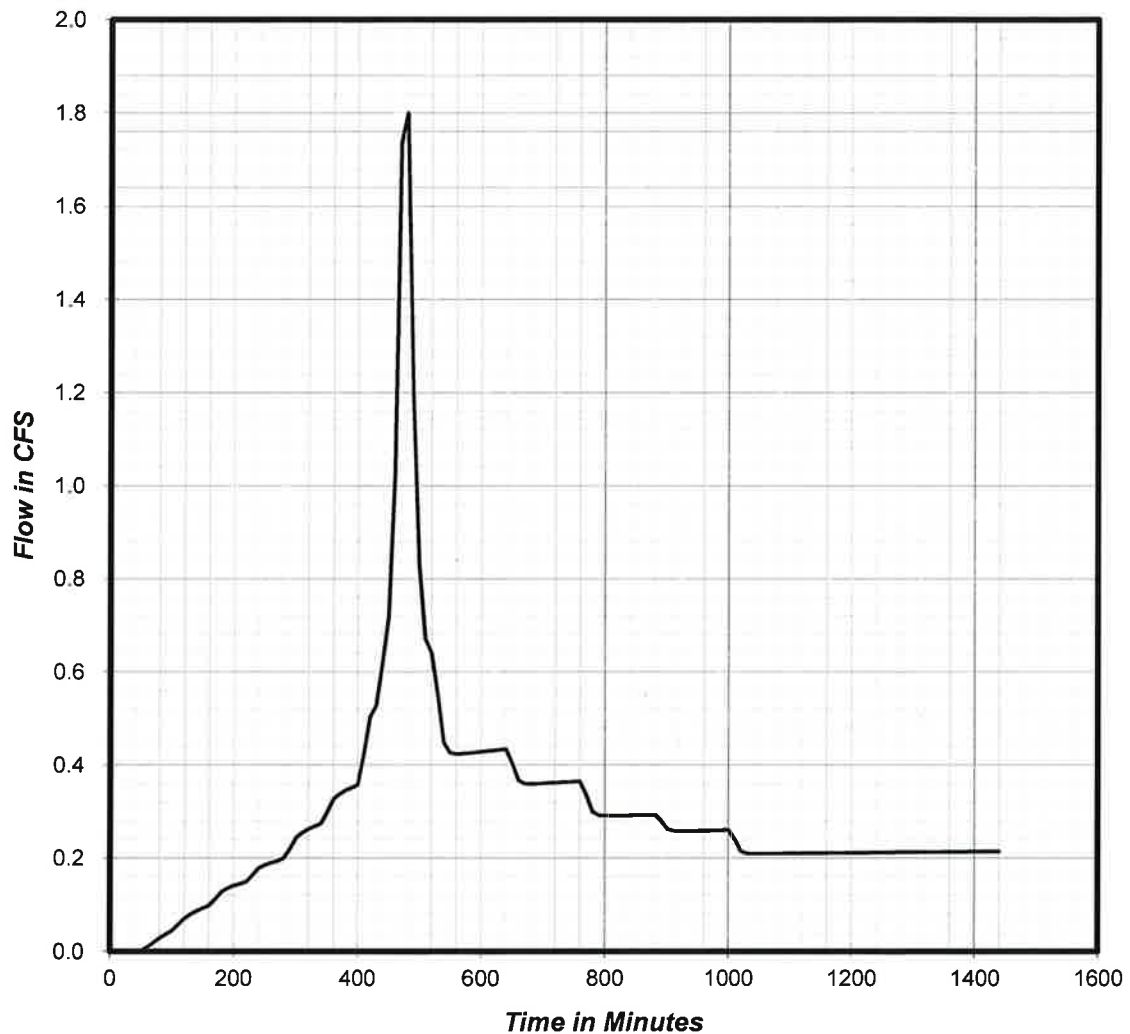
Impervious Area

Area = 2.19 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 1.80 cfs
Total Vol. : 25491 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B+C Pre
Event: 10-yr/24-hr

Given:

Area = 3.86 acres
Pt = 3.45 inches
dt = 10 min.
Tc = 6.69 min.
w = 0.4277 routing constant

Pervious Area

Area = 1.67 acres
CN = 86
S = 1.63
0.2S = 0.33

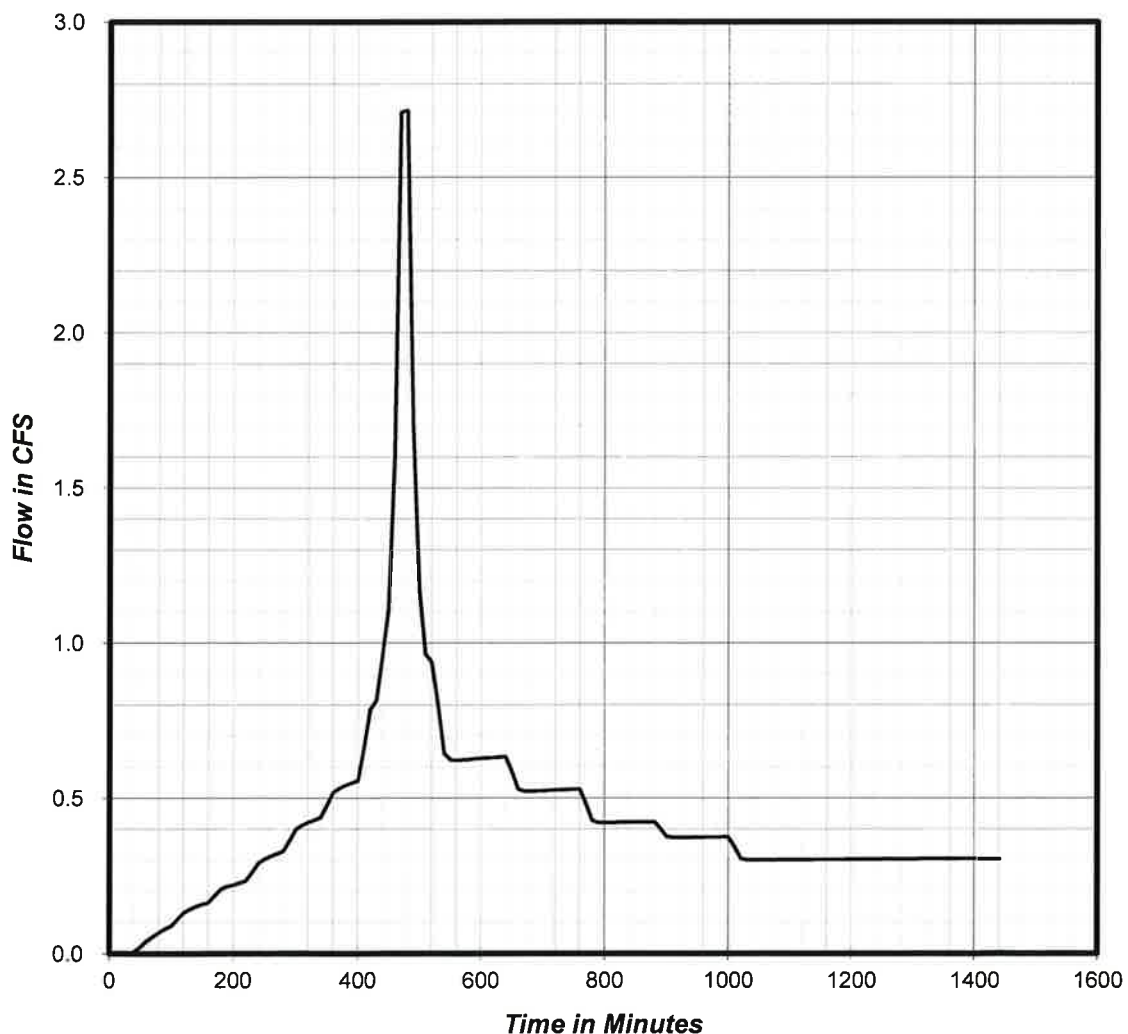
Impervious Area

Area = 2.19 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 2.72 cfs
Total Vol. : 37901 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B+C Pre
Event: 25-yr/24-hr

Given:

Area = 3.86 acres
Pt = 3.9 inches
dt = 10 min.
Tc = 6.51 min.
w = 0.4344 routing constant

Pervious Area

Area = 1.67 acres
CN = 86
S = 1.63
0.2S = 0.33

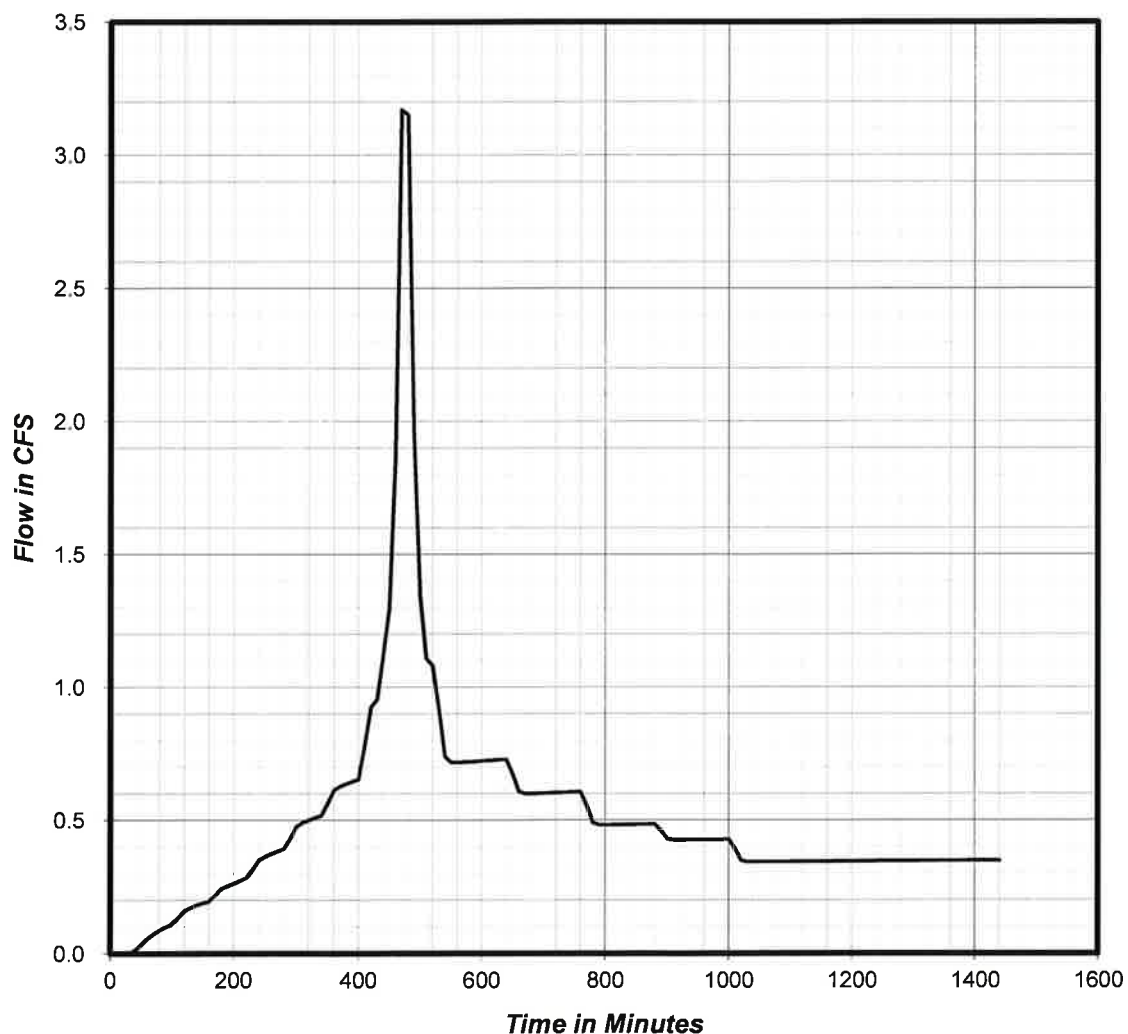
Impervious Area

Area = 2.19 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 3.17 cfs
Total Vol. : 43890 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B+C Post
Event: 2-yr/24-hr

Given:

Area = 3.86 acres
Pt = 2.5 inches
dt = 10 min.
Tc = 7.7 min.
w = 0.3937 routing constant

Pervious Area

Area = 1.51 acres
CN = 86
S = 1.63
0.2S = 0.33

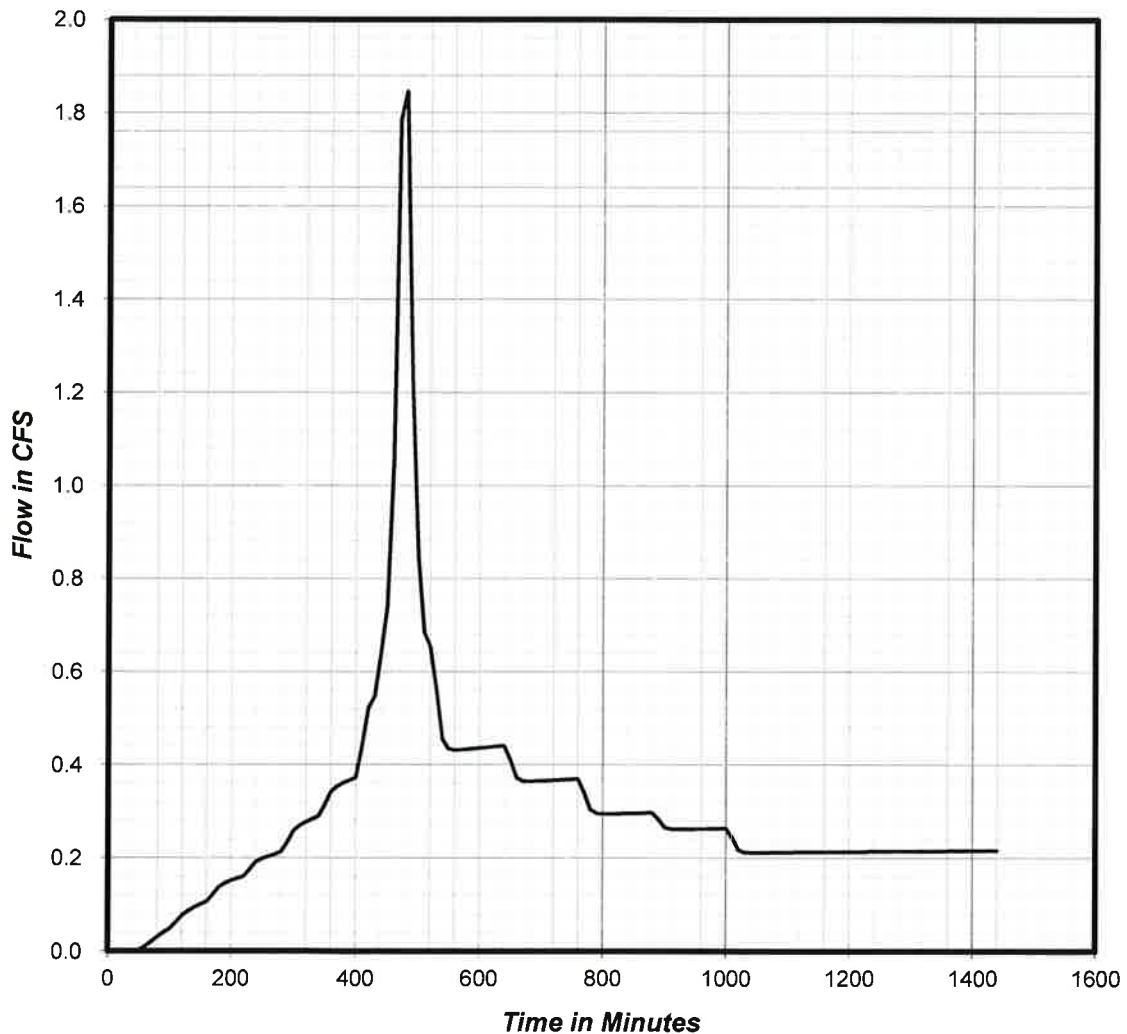
Impervious Area

Area = 2.35 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 1.85 cfs
Total Vol. : 26087 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot
Project Number: 8089
Date: 07/30/16

Basin: Basin A+B+C Post
Event: 10-yr/24-hr

Given:

Area = 3.86 acres
Pt = 3.45 inches
dt = 10 min.
Tc = 6.69 min.
w = 0.4277 routing constant

Pervious Area

Area = 1.51 acres
CN = 86
S = 1.63
0.2S = 0.33

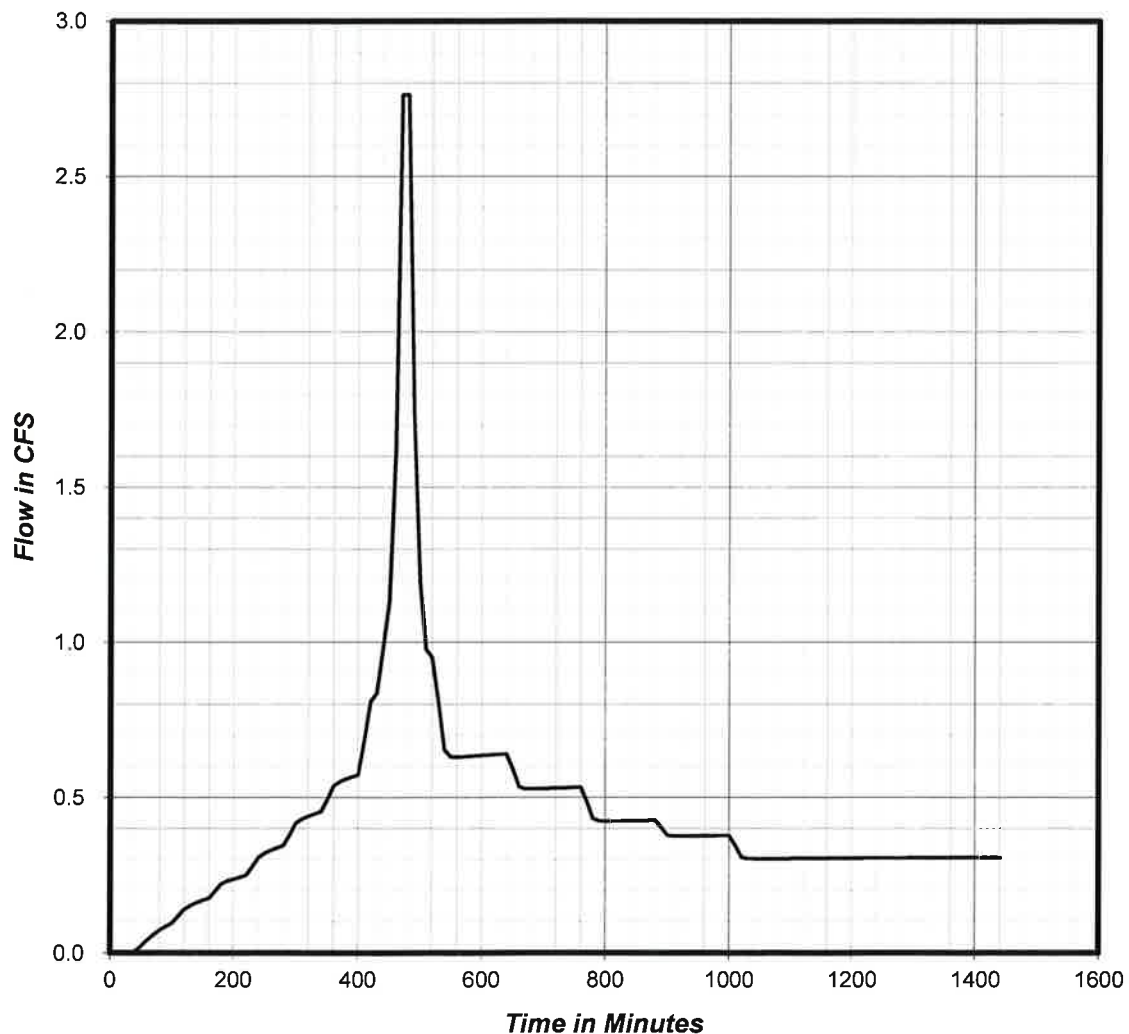
Impervious Area

Area = 2.35 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 2.76 cfs
Total Vol. : 38576 cf

Peak Runoff Hydrograph



**SANTA BARBARA URBAN HYDROGRAPH
SCS TYPE 1A 24-HOUR DISTRIBUTION**

Project: URA Parking Lot

Project Number: 8089

Date: 07/30/16

Basin: Basin A+B+C Post

Event: 25-yr/24-hr

Given:

Area = 3.86 acres
Pt = 3.9 inches
dt = 10 min.
Tc = 6.51 min.
w = 0.4344 routing constant

Pervious Area

Area = 1.51 acres
CN = 86
S = 1.63
0.2S = 0.33

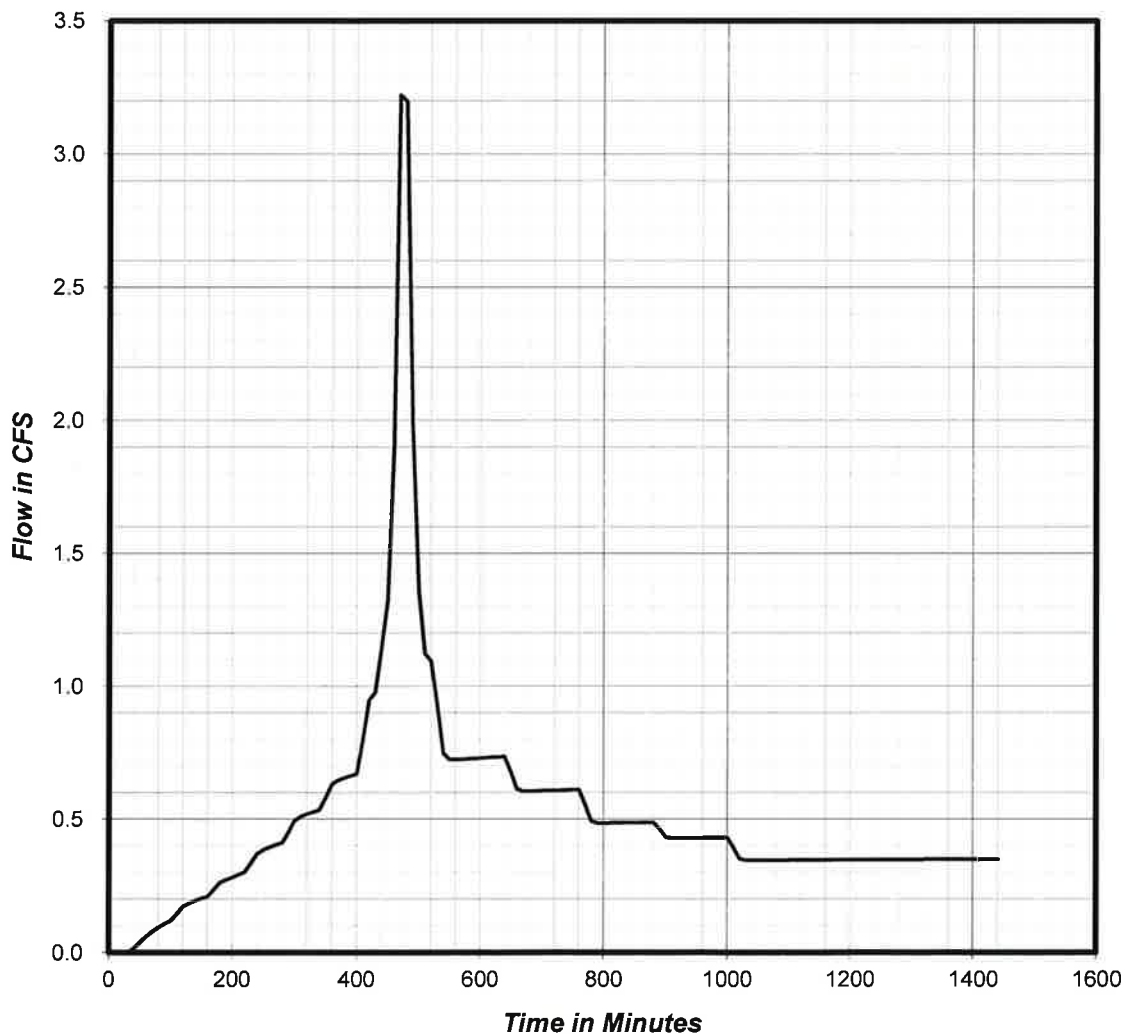
Impervious Area

Area = 2.35 acres
CN = 98
S = 0.20
0.2S = 0.04

HYDROGRAPH RESULTS

Peak Runoff 3.22 cfs
Total Vol. : 44592 cf

Peak Runoff Hydrograph





AFFIDAVIT OF POSTING

CITY FILE # / DESCRIPTION:

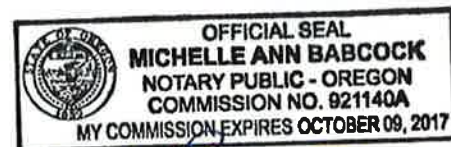
Sherwood Community Garden and SW 1st Street Parking Lot

I, Michelle Babcock do hereby certify that on November 6, 2013 the following action took place:

- ☒ A public notice was posted in five (5) conspicuous places - City Hall, Library, Sherwood Senior Center, YMCA, and the Sherwood Post Office.
- ☐ A sign identifying the proposed land use action was placed on the subject property.
- ☒ Notice to property owners within 1,000-feet of the site was placed in a U.S. Mail receptacle.
- ☐ Published notice was sent to local daily or weekly newspaper.

Signed: _____

Planning Department



(SIGNED AFFIDAVIT TO BE PLACED IN APPROPRIATE PLANNING FILE FOR THE RECORD.)



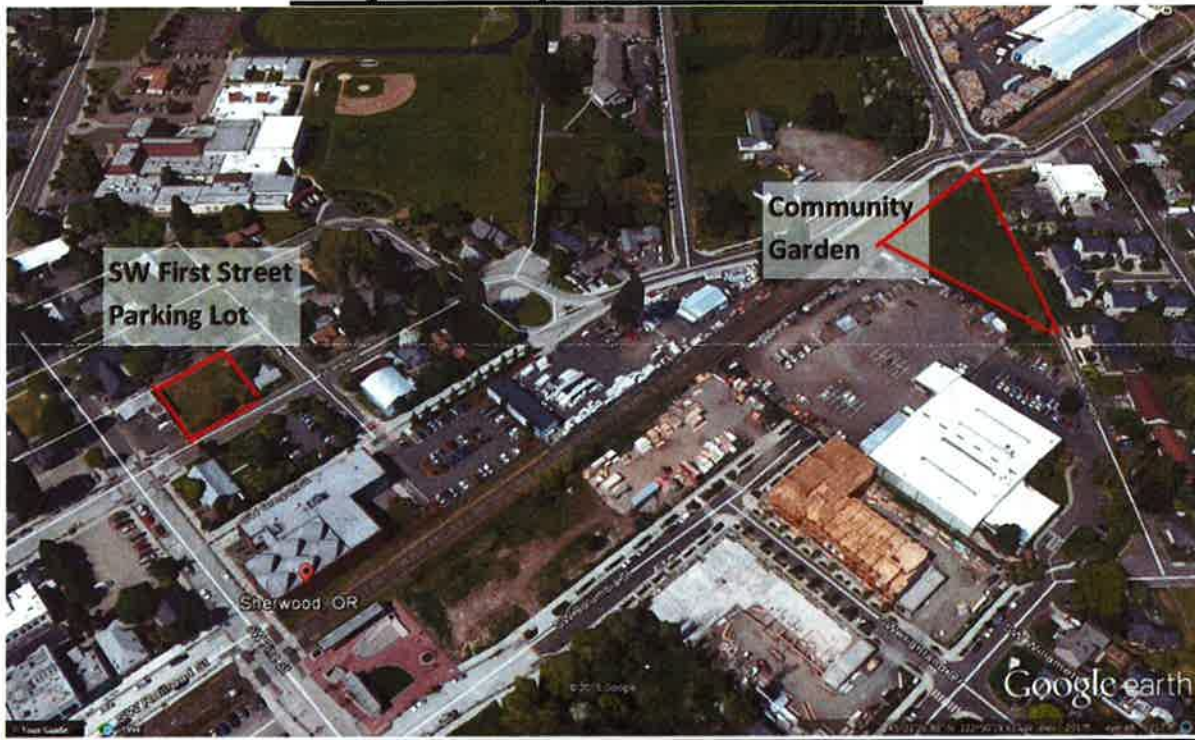
Neighborhood Meeting Notice

City Projects: Community Garden & SW First Street Parking Lot

A **Neighborhood Meeting** will be held on **Wednesday, December 2, 2015** to inform Old Town Sherwood neighbors surrounding the Sherwood Community Garden and the SW First Street Parking Lot project sites about the proposed developments. The Community Services Department is planning to submit a land use application for the Community Garden. The Community Development Department is planning to submit a land use application for the SW First St Parking Lot. We want to get feedback on the proposed plan. Interested community members are encouraged to attend. The proposed layout for each of these projects can be found below. The meeting will be held in the **Community Room at City Hall** on **December 2, 2015 from 6-7 pm**.

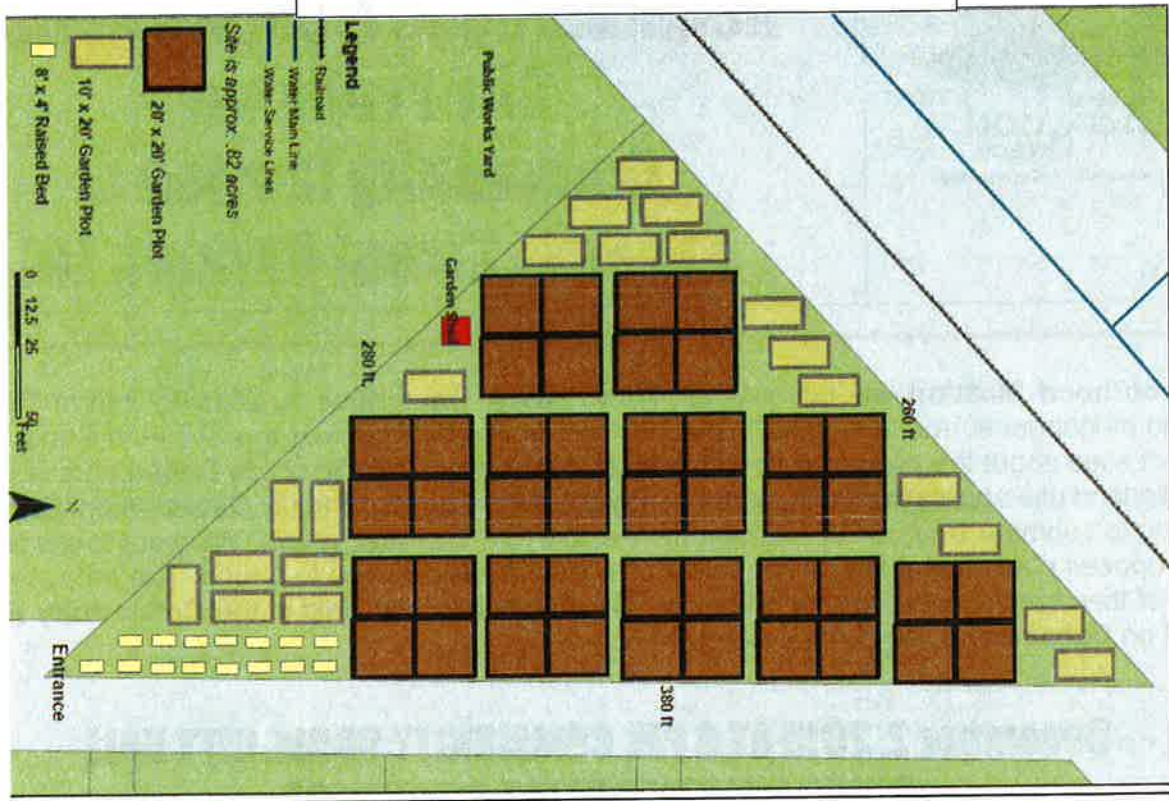
**December 2, 2015 AT 6 PM, COMMUNITY ROOM, CITY HALL
22560 SW PINE STREET, SHERWOOD**

Project Proposal Information

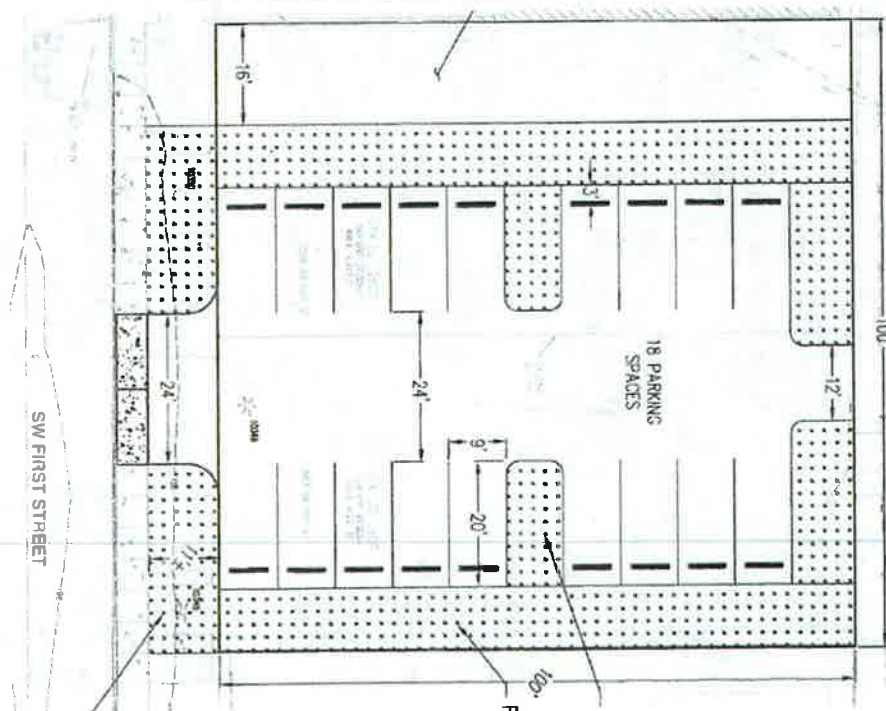


For more information about the proposal please contact:
Tammy Steffens, Community Services Department 503-625-4213, or steffenst@sherwoodoregon.gov

Proposed Community Garden



Proposed Parking Lot



For more information about the proposal please contact:
Tammy Steffens, Community Services Department 503-625-4213, or steffenst@sherwoodoregon.gov

[illegible]

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: ~~Washington County~~ Sherwood

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S132BA03000

~~2S132BA0300~~, 2S132BA02800

Site Address: 15919 SW 1st Street, 15931 SW 1st Street

City, State, Zip: Sherwood, Oregon 97140

Nearest Cross Street: 1st Street & Oak Street

3. Owner Information

Name: City of Sherwood, Urban Renewal Agency

Company: City of Sherwood

Address: 22560 SW Pine Street

City, State, Zip: Sherwood, Oregon 97140

Phone/Fax: 503-925-2303

E-Mail: galatib@sherwoodoregon.gov

4. Development Activity (check all that apply)

- ☐ Addition to Single Family Residence (rooms, deck, garage)
- ☐ Lot Line Adjustment ☐ Minor Land Partition
- ☐ Residential Condominium ☐ Commercial Condominium
- ☐ Residential Subdivision ☐ Commercial Subdivision
- ☐ Single Lot Commercial ☐ Multi Lot Commercial

Other

Public Parking Lot Development

5. Applicant Information

Name: Bob Galati

Company: City of Sherwood

Address: 22560 SW Pine Street

City, State, Zip: Sherwood, Oregon 97140

Phone/Fax: 503-925-2303

E-Mail: galatib@sherwoodoregon.gov

6. Will the project involve any off-site work? ☒ Yes ☐ No ☐ Unknown

Location and description of off-site work Construction of storm line to public main with ROW

7. Additional comments or information that may be needed to understand your project

Constructing public parking lot over two existing lots. Lots are currently undeveloped.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Bob Galati

Print/Type Title City Engineer

ONLINE SUBMITTAL

Date 9/17/2015

FOR DISTRICT USE ONLY

☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

☒ Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.

☐ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.

☐ This Service Provider Letter is not valid unless CWS approved site plan(s) are attached.

☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by 

Date 9/21/15

CITY OF SHERWOOD
FIRST STREET PARKING LOT
2016
(PRELIMINARY DRAWINGS)

PROJECT LOCATION:

TAXLOT 2800 AND 3000 BETWEEN SW OAK ST AND PINE ST IN
SHERWOOD, OREGON

DEVELOPER/OWNER:

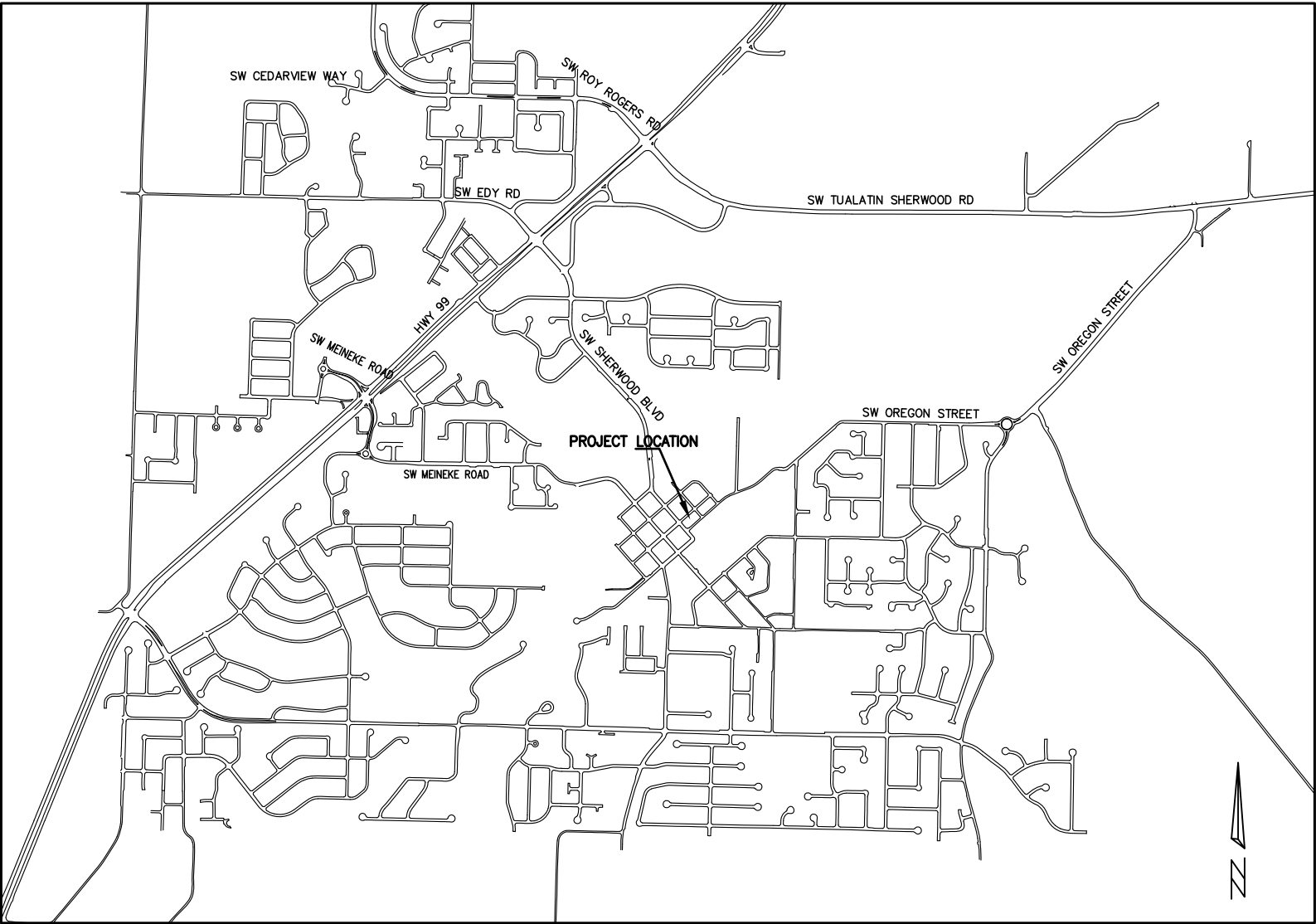
CITY OF SHERWOOD – ENGINEERING
22560 SW PINE ST SHERWOOD, OREGON 97140
CONTACT: BOB GALATI
PH. 503-925-2303
GALATIB@SHERWOODOREGON.GOV

SHEET INDEX:

- C1. COVER SHEET
- C2. GENERAL NOTES
- C3. EROSION CONTROL/DEMOLITION PLAN
- C4. SITE PLAN
- C5. DETAILED GRADING PLAN
- C6. UTILITY PLAN
- C6.1 PUBLIC STORM PROFILE
- C7. LIGHTING PLAN
- C8. PLANTING PLAN
- C9. IRRIGATION PLAN
- C10. DETAILS
- C11. DETAILS

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY
INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A
SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR
PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION
CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY
UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED
AREA.

ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON
UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-011-0010 THROUGH OAR
952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503)
232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU
MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BEFORE COMMENCING ANY EXCAVATION. CALL
(503) 246-6699.



VICINITY MAP
NOT TO SCALE

INSPECTOR INFORMATION:

CITY OF SHERWOOD: ANDY STIRLING (503) 925-2307
CONTACT INSPECTOR 48 HOURS PRIOR TO CONSTRUCTION.

SURVEY INFORMATION:

- VERTICAL DATUM: ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP MARKED "NO. 1, 1988", IN A MONUMENT BOX
NEAR THE SOUTH EDGE OF PAVEMENT OF HIGHWAY 99 WEST, 300 FEET± SOUTHWEST OF SIX CORNERS, WITH AN NGVD 29
ELEVATION OF 210.10 FEET.
- A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83 (1991) BY HOLDING A PROJECT MEAN
GROUND COMBINED SCALE FACTOR OF 1.0001057061 AT A CALCULATED CENTRAL PROJECT POINT WITH INTERNATIONAL FOOT
GRID VALUES OF (N 625072.855, E 7600461.855). THE CONVERGENCE ANGLE BETWEEN GRID NORTH AND GEODETIC NORTH
AT THE CALCULATED CENTRAL POINT IS -1°39'37". THE STATE PLANE COORDINATES WERE ESTABLISHED BY GPS
OBSERVATIONS AND HOLDING THE NAD83 (1991) CONTROL VALUES PER WASHINGTON COUNTY HORIZONTAL CONTROL DATA
SHEETS GC31-119A AND GC31-115A.

FIRST STREET PARKING LOT

FIRST STREET PARKING LOT

LOCATED IN SECTION 32BA, T2S, R1W, W.M. IN
THE CITY OF SHERWOOD, WASHINGTON COUNTY,
STATE OF OREGON

CITY OF SHERWOOD
ENGINEERING DEPARTMENT
22560 SW PINE STREET
SHERWOOD, OREGON 97140
PHONE: (503) 925-2309
FAX: (503) 925-0629
E-MAIL: engineering@sherwoodoregon.gov

REGISTERED PROFESSIONAL
ENGINEER
No. 35,000
EXPIRES: 6-30-17

PRELIMINARY
ROBERT J. STIRLING

DESIGNED BY:	AGS	REVISIONS
DRAWN BY:	AGS	
CHECKED BY:	R/G	
FULL SIZE SCALE:	1"=10'	
DATE:	NOV 4, 2015	
sheets_8089.dwg		

JOB NO.

N/A

SHEET NO.

SHEET

C1

GENERAL NOTES

- ALL WORK AND MATERIALS INSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CLEAN WATER SERVICES DESIGN AND CONSTRUCTION STANDARDS R&O 07-20 AND THE CITY OF SHERWOOD CONSTRUCTION STANDARDS MANUAL, LATEST VERSION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION. A COPY OF THE REQUIRED PERMITS AND ATTACHMENTS SHALL BE AT THE WORK SITE AND AVAILABLE DURING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION. THE LOCATIONS, DEPTHS, AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN WERE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA.
- OREGON LAW REQUIRES THAT THE RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER BE FOLLOWED. THOSE RULES ARE SET FORTH IN OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER OR ACCESSING VIA INTERNET AT WWW.STATE.OR.US/GOVERNME.HTM. CALL BEFORE YOU DIG - PORTLAND METRO AREA 503-246-6699.
- THE CONTRACTOR SHALL MAKE PROVISIONS TO KEEP ALL EXISTING UTILITIES IN SERVICE AND PROTECT THEM DURING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY DAMAGED UTILITIES USING MATERIALS AND METHODS APPROVED BY THE UTILITY OWNER. NO SERVICE INTERRUPTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT WITH THE UTILITY PROVIDER.
- ALL WATER LINE CROSSINGS SHALL BE IN CONFORMANCE WITH OAR CHAPTER 333, CITY OF SHERWOOD WATER DISTRICT AND THE OREGON STATE HEALTH DIVISION.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, AND THE CITY OF SHERWOOD 48 HOURS IN ADVANCE OF STARTING CONSTRUCTION AND 24 HOURS BEFORE RESUMING WORK AFTER SHUTDOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK FOLLOWING SATURDAYS, SUNDAYS, OR HOLIDAYS.
- THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS, AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS, APPLICABLE AGENCY REQUIREMENTS, AND OTHER WORK AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
- THE CONTRACTOR SHALL PROVIDE EFFECTIVE EROSION PROTECTION TO INCLUDE, BUT NOT LIMITED TO, GRADING, DITCHING, HAY BALES, SILT FENCING, AND SEDIMENT BARRIERS TO MINIMIZE EROSION AND IMPACT TO ADJACENT PROPERTY. SEE EROSION AND SEDIMENT CONTROL NOTES AND PLAN.
- OPEN TRENCHES SHALL BE STRICTLY LIMITED TO A MAXIMUM OF 300 LINEAR FEET WITHIN STREET RIGHT-OF-WAYS UNLESS LIMITED TO A LESSER AMOUNT BY PERMIT. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE COVERED WITH STEEL PLATES OR FILLED IN AT NIGHT. FLASHING AND REFLECTORIZED BARRICADES SHALL BE IN ACCORDANCE WITH MUTCD REQUIREMENTS.
- ANY AREA OF CUT OR DAMAGED ASPHALT SHALL BE RESTORED IN ACCORDANCE WITH THE SHERWOOD STANDARD DRAWINGS.
- THE CONTRACTOR SHALL REPLACE ANY LANDSCAPE VEGETATION OR FENCES THAT ARE DESTROYED. ANY DAMAGE THAT IS NOT FULLY RECOVERED WITHIN 30 DAYS (WEATHER PERMITTED) SHALL BE REPLACED BY THE CITY AT THE EXPENSE OF THE CONTRACTOR.

ADDITIONAL NOTES

- ANY INSPECTION BY THE CITY, COUNTY, ODOT, STATE, OR FEDERAL AGENCIES OR THE PROJECT ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CITY STANDARDS, AND PROJECT CONTRACT DOCUMENTS.
- THE PROJECT ENGINEER RESERVES THE RIGHT TO ADJUST GRADES OR ALIGNMENT TO ACCOMMODATE OTHER UTILITIES AS REQUIRED; SUCH ADJUSTMENTS OR REVISIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF SHERWOOD PRIOR TO COMMENCEMENT OF WORK.
- SAW CUT STRAIGHT MATCH LINES WHERE EXISTING PAVEMENT MEETS NEW PAVEMENT. SAND AND SEAL JOINT.
- PROPERTY AND RIGHT-OF-WAY LINES SHOWN ARE APPROXIMATE. THIS MAP IS NOT MEANT TO SERVE BOUNDARY SURVEY PURPOSES.
- THE CONTRACTOR IS TO NOTIFY PRIVATE UTILITIES FOR RELOCATION OF POWER POLES, VAULTS, ETC.
- THE CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANIES FOR POWER, TELEPHONE, CABLE, TV, AND GAS. POWER, TELEPHONE, CABLE, AND TV TRENCHING AND CONDUITS TO BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH PULL WIRE. VERIFY WITH UTILITY COMPANY FOR SIZE AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION.
- EXISTING BURIED UTILITIES, WHICH ARE TO BE ABANDONED, SHOULD BE REMOVED UNLESS NOTED ON THE APPROVED PLANS.
- THE PERMIT OR APPROVAL GRANTED HEREBY, OR ANY INSPECTIONS CONDUCTED ON THE SITE HEREFTER, SHALL NOT BE CONSTRUED AS AUTHORIZING ANY ACTIVITY IN VIOLATION OF ANY APPLICABLE FEDERAL OR STATE LAW OR REGULATION, INCLUDING BUT NOT LIMITED TO THE FEDERAL ENDANGERED SPECIES ACT AND ITS REGULATIONS.

STORM DRAIN NOTES:

- TRENCH EXCAVATION SHALL CONFORM TO A.P.W.A., DIVISION III, SECTION 301.1.01, AND SHALL BE CLASSIFIED AS EITHER ROCK OR COMMON EXCAVATION. ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE DISPOSED OF ON AN APPROVED SITE.
- ON SITE STORM PIPE SHALL BE SMOOTH HIGH DENSITY POLYETHYLENE PIPE CONFORMING TO ASTM D1248 WITH WATERTIGHT GASKETS UNLESS OTHERWISE NOTED.
- ALL PIPE BEDDING AND TRENCH BACKFILL WITHIN PAVED AREAS OR ODOT RIGHT-OF-WAY SHALL BE CLASS B, PER ODOT AND CITY OF SHERWOOD STANDARDS.
- PIPE BEDDING, PIPE ZONE, AND BACKFILL OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE CRUSHED ROCK AGGREGATE (3/4"-0") COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180.
- SUBSEQUENT SETTLEMENT OF THE FINISHED SURFACE WITHIN THE WARRANTY PERIOD SHALL BE CONSIDERED TO BE A RESULT OF IMPROPER COMPACTION AND SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

WATER NOTES:

- ALL PRIVATE WATER SERVICES SHALL BE TYPE "K" COPPER.
- ALL PIPE SHALL HAVE 36" MINIMUM COVER MEASURED FROM FINISH GRADE.
- IRRIGATION SERVICE SHALL HAVE A STATE APPROVED DOUBLE CHECK VALVE ASSEMBLY INSTALLED PER CITY OF SHERWOOD AND OREGON PLUMBING CODE STANDARDS.
- VALVE OPERATION: NO VALVES SHALL BE OPENED OR CLOSED WITHOUT CITY OF SHERWOOD WATER PERSONNEL ON SITE TO OPERATE THEM.
- UPON COMPLETION OF THE INSTALLATION OF THE WATER SYSTEM, ALL LINES SHALL BE FLUSHED AND DISINFECTED IN CONFORMANCE WITH HEALTH DIVISION GUIDELINES AND CITY OF SHERWOOD REQUIREMENTS. THE CONTRACTOR SHALL TEST THE LINES PER CITY OF SHERWOOD REQUIREMENTS.

GENERAL NOTES

FIRST STREET PARKING LOT

LOCATED IN SECTION 32BA, T2S, R1W, W.M. IN
THE CITY OF SHERWOOD, WASHINGTON COUNTY,
STATE OF OREGON

CITY OF SHERWOOD
ENGINEERING DEPARTMENT
22560 SW PINE STREET
SHERWOOD, OREGON 97140

PHONE: (503) 925-2309
FAX: (503) 625-0629
E-MAIL: engineering@sherwoodoregon.gov

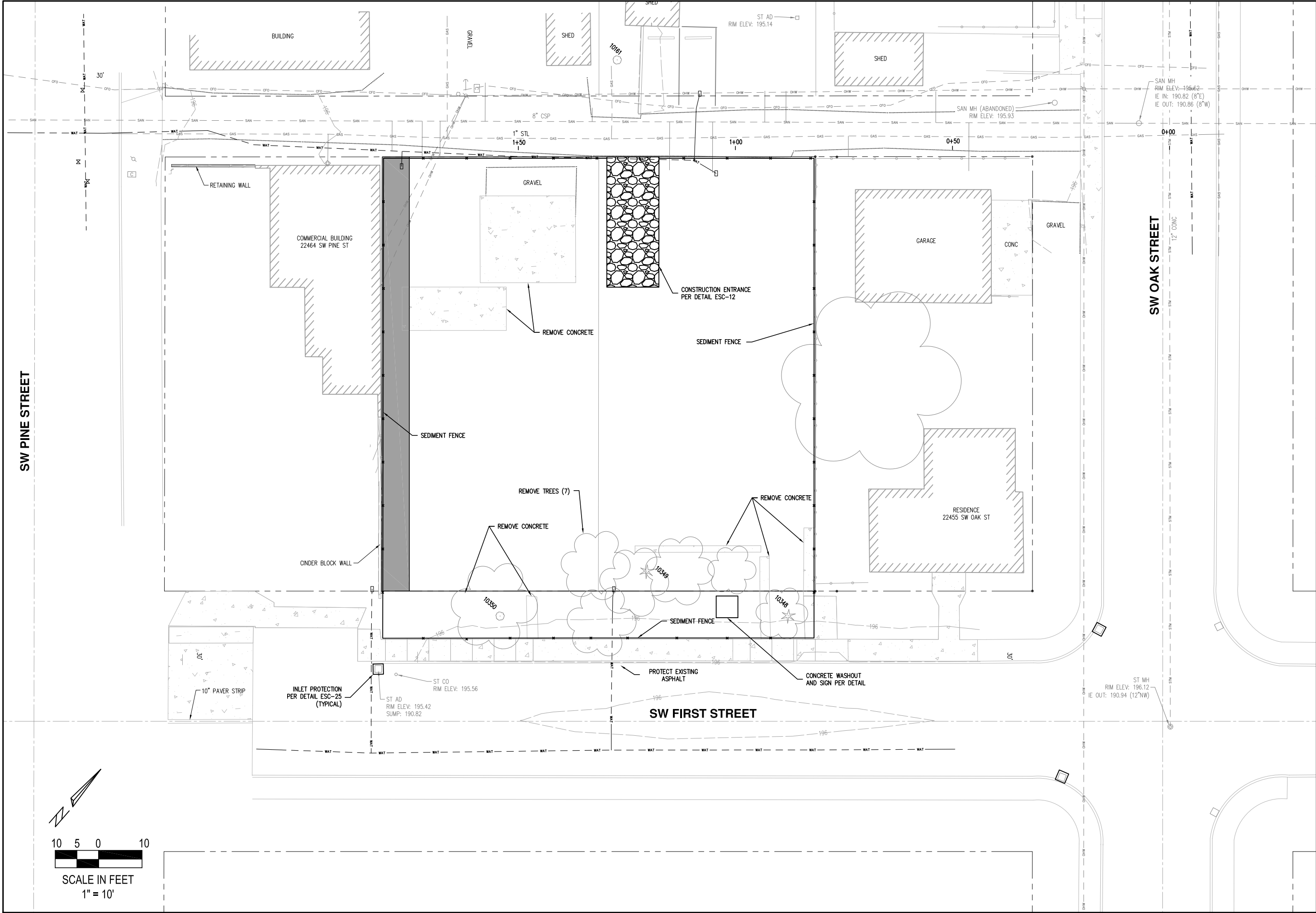


DESIGNED BY:	AGS
DRAWN BY:	AGS
CHECKED BY:	R/G
FULL SIZE SCALE:	1"=10'
DATE:	NOV 4, 2015
sheets_8088.dwg	

REVISIONS

JOB NO.
N/A

SHEET NO.
SHEET C2




EROSION CONTROL
AND DEMOLITION PLAN

FIRST STREET PARKING LOT

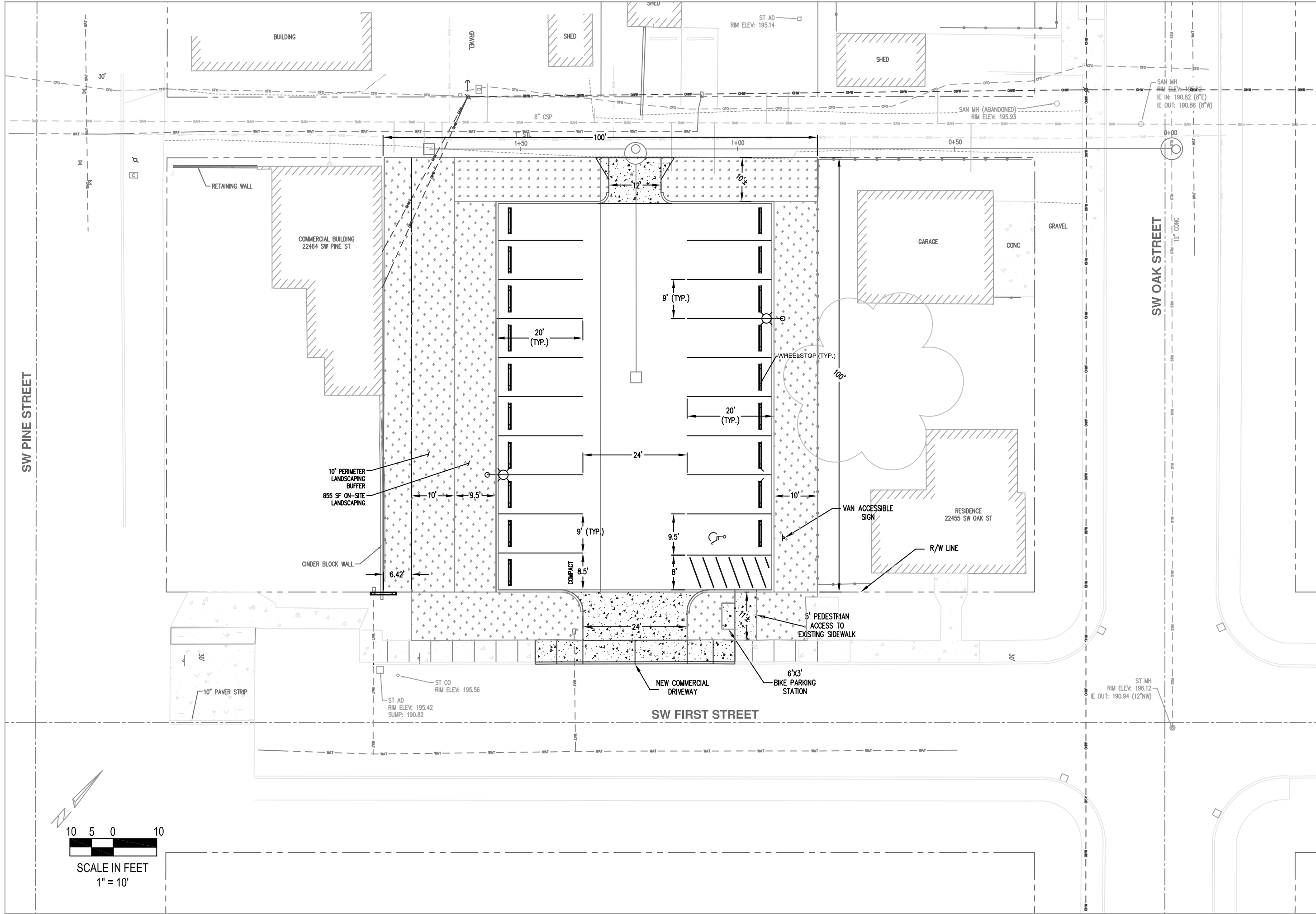
LOCATED IN SECTION 32BA, T2S, R1W,
W.M. IN THE CITY OF SHERWOOD,
WASHINGTON COUNTY,
STATE OF OREGON

CITY OF SHERWOOD
ENGINEERING DEPARTMENT
22560 SW PINE STREET
SHERWOOD, OREGON 97140
PHONE: (503) 925-2309
FAX: (503) 625-0629
E-MAIL: engineering@sherwoodoregon.gov

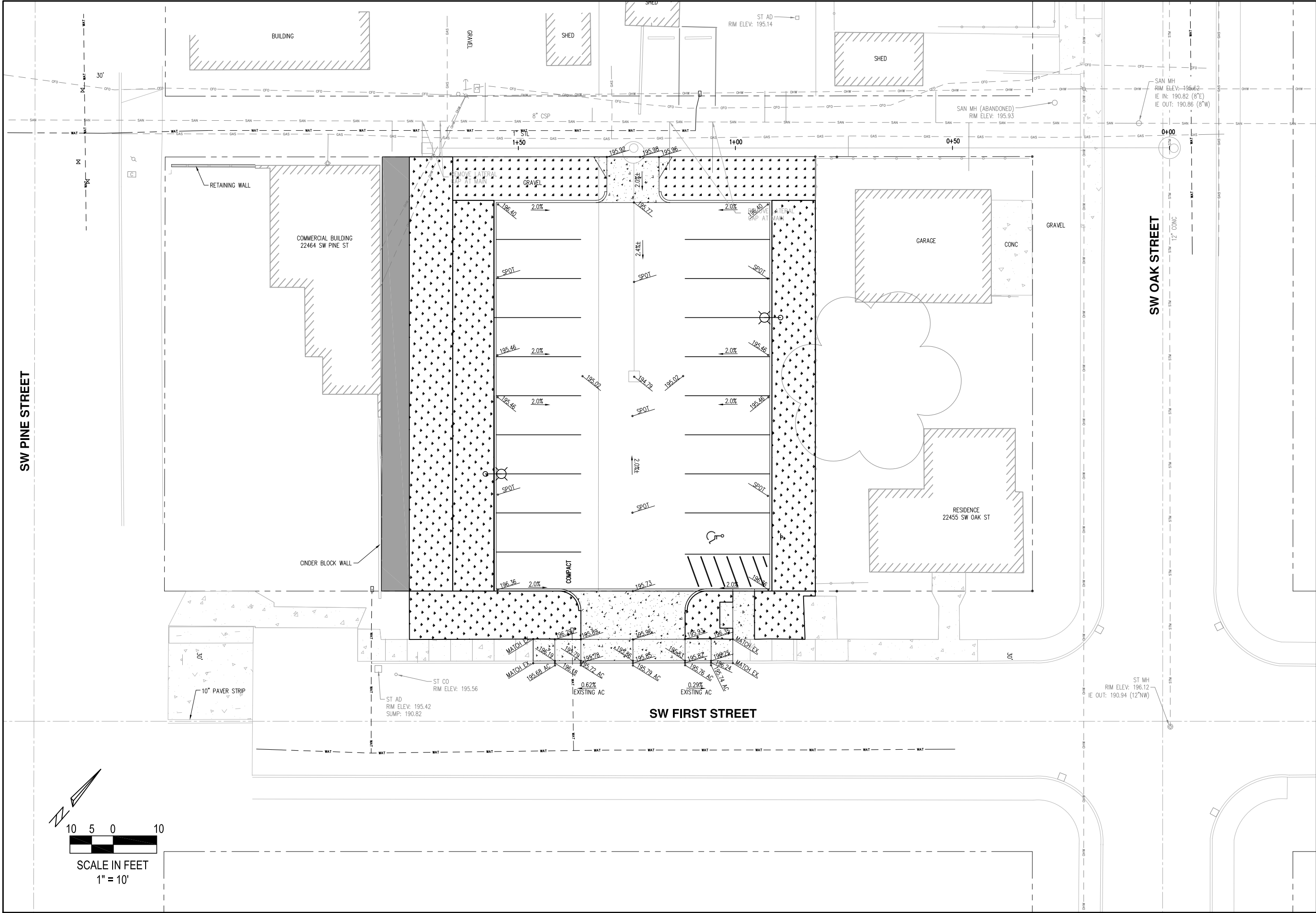


DESIGNED BY:	AGS
DRAWN BY:	AGS
CHECKED BY:	R/G
FULL SIZE SCALE:	1"=10'
DATE:	NOV 4, 2015
sheets_8089.dwg	

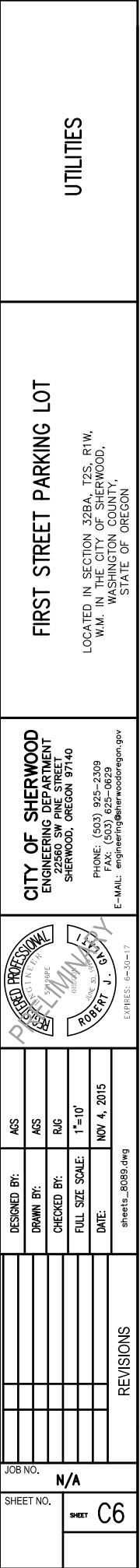
REVISIONS	
JOB NO.	N/A
SHEET NO.	C3

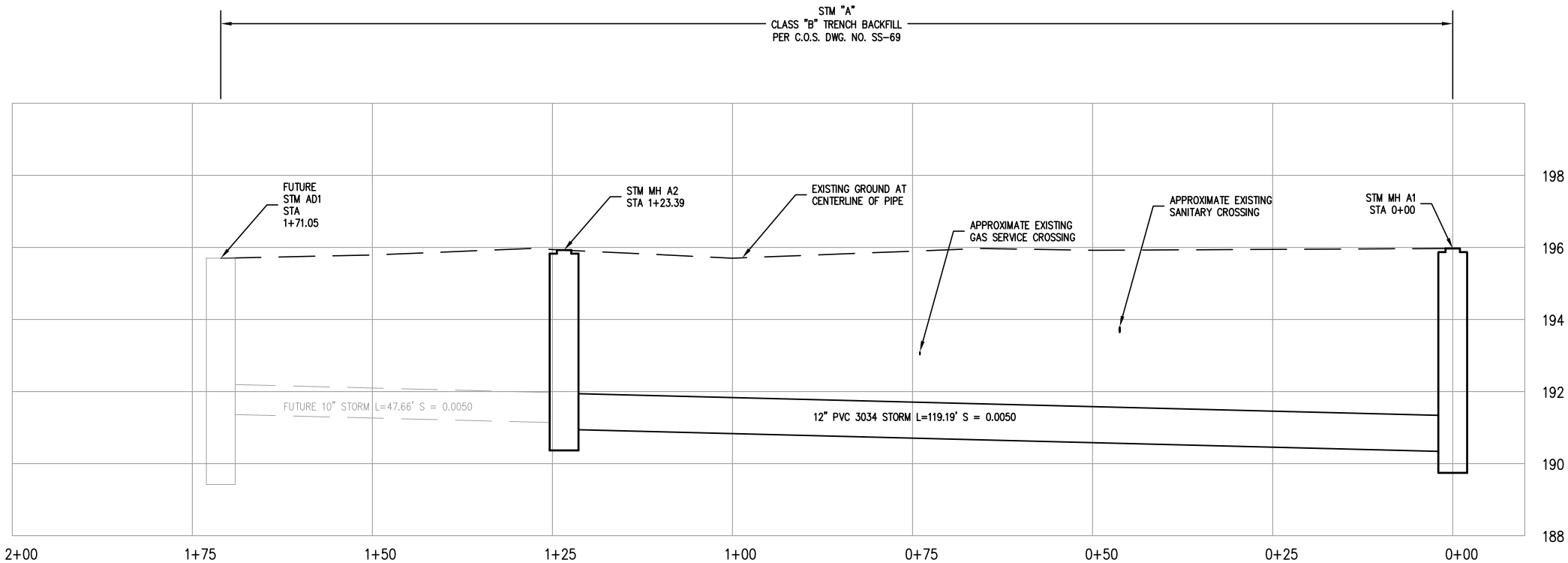


SHEET C4		REVISIONS	
SHEET NO.		JOB NO.	
N/A		N/A	
DESIGNED BY: AGS		DRAWN BY: AGS	
CHECKED BY: R/G		FULL SIZE SCALE: 1" = 10'	
DATE: JULY 20, 2016		DATE: JULY 20, 2016	
sheeta_8089.dwg		sheeta_8089.dwg	
CITY OF SHERWOOD ENGINEERING DEPARTMENT 22560 SW PINE STREET SHERWOOD, OREGON 97140 PHONE: (503) 925-2309 FAX: (503) 925-0629 E-MAIL: engineering@sherwoodoregon.gov		FIRST STREET PARKING LOT	
PROFESSIONAL ENGINEER ROBERT J. STUBBS No. 10000 Exp. 12/31/2017		SITING PLAN	
LOCATED IN SECTION 32BA, T2S, R1W, W.M. IN THE CITY OF SHERWOOD, WASHINGTON COUNTY, STATE OF OREGON			



DESIGNED BY:		AGS
DRAWN BY:		AGS
CHECKED BY:		R/G
FULL SIZE SCALE:		1" = 10'
DATE:		NOV 4, 2015
SHEET NO.		C5
JOB NO.		N/A
SHEET NO.		C5
REVISIONS		
CITY OF SHERWOOD ENGINEERING DEPARTMENT 22560 SW PINE STREET SHERWOOD, OREGON 97140 PHONE: (503) 925-2309 FAX: (503) 625-0629 E-MAIL: engineering@sherwoodoregon.gov		
REGISTERED PROFESSIONAL ENGINEER ROBERT J. STUBBS EXPIRES: 6-30-17		
FIRST STREET PARKING LOT LOCATED IN SECTION 32BA, T2S, R1W, W.M. IN THE CITY OF SHERWOOD, WASHINGTON COUNTY, STATE OF OREGON		
DETAILED GRADING PLAN		





MANHOLE I.E.'S, PIPE LENGTHS AND PIPE SLOPES SHOWN
IN PROFILE ARE ALL CALCULATED FROM INSIDE EDGE OF
CONCRETE MANHOLE BARREL.

STM MH A1
POURED IN PLACE
48" MANHOLE
OVER EXISTING PIPE
STA 0+00 STM "A"
RIM: 195.97± (MATCH EXISTING ASPHALT)
NEW I.E. IN: 190.34 (12" SW)
EX. I.E. IN: 189.86 (12" SE)
EX. I.E. OUT: 189.82 (12" NW)

STM MH A2
48" FLAT TOP MANHOLE
STA 1+23.39 STM "A"
RIM: 195.94
I.E. IN: 191.14 (12" SE)
I.E. OUT: 190.94 (12" NE)

PUBLIC STORM LINE "A"

HORZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 2'

DESIGNED BY:
AGS

DRAWN BY:
AGS

CHECKED BY:
R/G

FULL SIZE SCALE:
1" = 10'

DATE:
NOV 4, 2015

REVISIONS

JOB NO.
N/A

SHEET NO.
SHEET C6.1

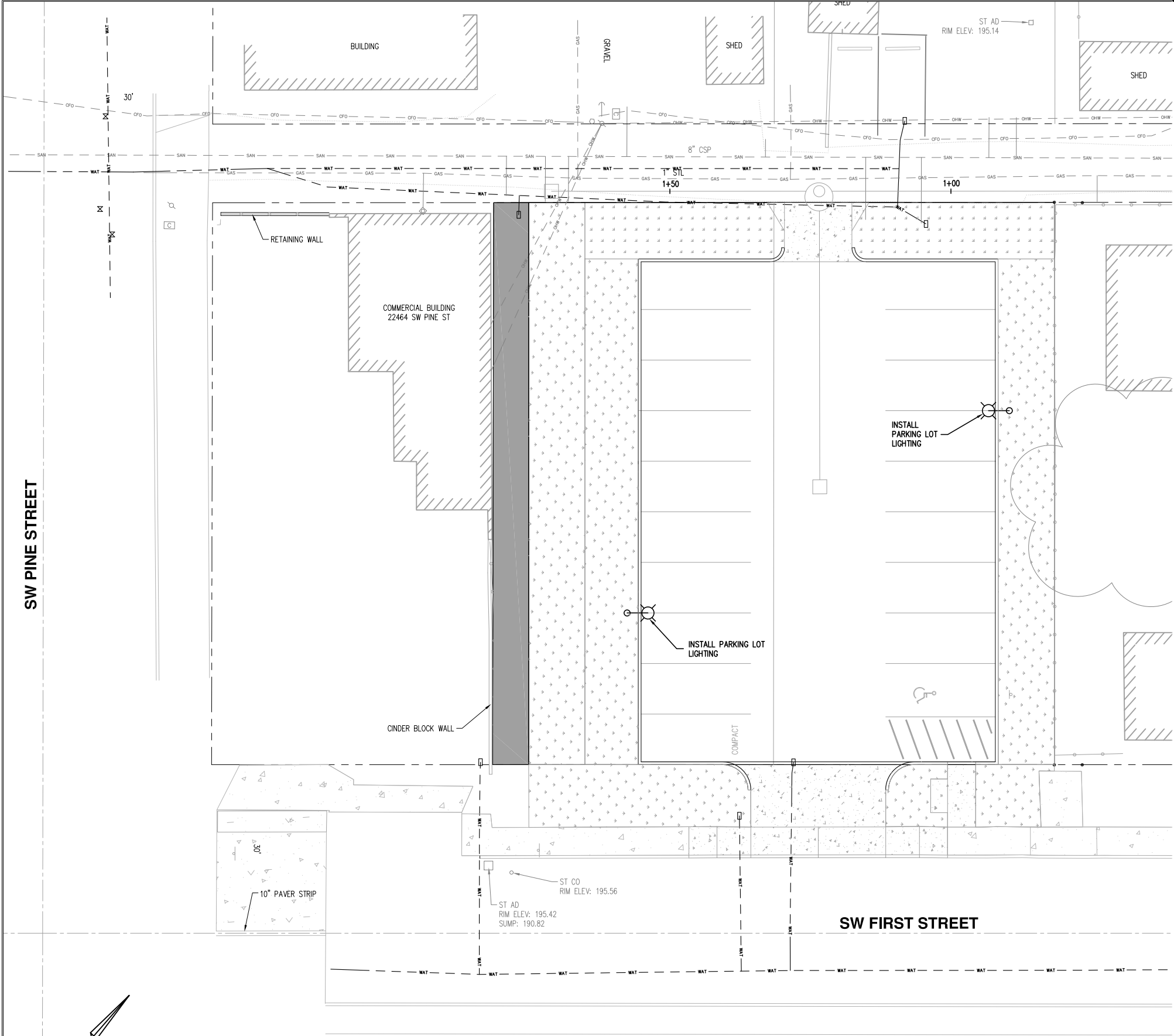
CITY OF SHERWOOD
ENGINEERING DEPARTMENT
22560 SW PINE STREET
SHERWOOD, OREGON 97140
PHONE: (503) 925-2309
FAX: (503) 625-0629
E-MAIL: engineering@sherwoodoregon.gov

PROFESSIONAL
ENGINEER
ROBERT J. STOKES
EXPIRES: 6-30-17

FIRST STREET PARKING LOT

LOCATED IN SECTION 32BA, T2S, R1W,
W.M. IN THE CITY OF SHERWOOD,
WASHINGTON COUNTY,
STATE OF OREGON

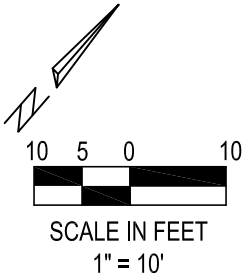
PUBLIC STORM PROFILE



- LIGHTING NOTES:**
1. LIGHT POLES TO BE BRONZE SHOEBOX FLAT LENS, 30 FT. HIGH, 8 FT. MAST ARM. LAMP TO BE 150 WATT HPS, 240-VOLT PER PGE STANDARDS, MANUFACTURED BY AMERICAN ELECTRICAL LIGHTING MODEL, LUXMASTER SERIES 53 OR APPROVED EQUAL. LIGHT POLES TO BE DIRECT BURY FIBERGLASS.
 2. INSTALL #10 WIRE, APPROVED BY PGE, IN 2" SCH 40 PVC CONDUIT TO JUNCTION BOX. LIGHTING JUNCTION BOX SHALL BE I324 PER PGE REQUIREMENTS, NO FLOOR. RUN WIRE IN 1" SCH 40 PVC CONDUIT FROM JUNCTION BOX TO LIGHT POLE
 3. CALL JEFF STEIGLEDER, PGE, AT 503-570-4404 PRIOR TO ANY LIGHTING WORK.
 4. ALL LIGHTING COMPONENTS AND INSTALLATION SHALL MEET PGE SPECIFICATIONS.

SW PINE STREET

SW FIRST STREET



FIRST STREET PARKING LOT

LOCATED IN SECTION 32BA, T2S, R1W,
W.M. IN THE CITY OF SHERWOOD,
WASHINGTON COUNTY,
STATE OF OREGON

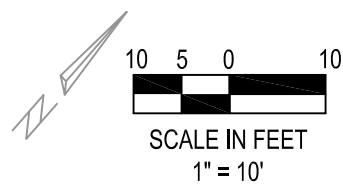
CITY OF SHERWOOD
ENGINEERING DEPARTMENT
22560 SW PINE STREET
SHERWOOD,
OREGON 97140

PHONE: (503) 925-2309
FAX: (503) 625-0629
E-MAIL: engineering@sherwoodoregon.gov



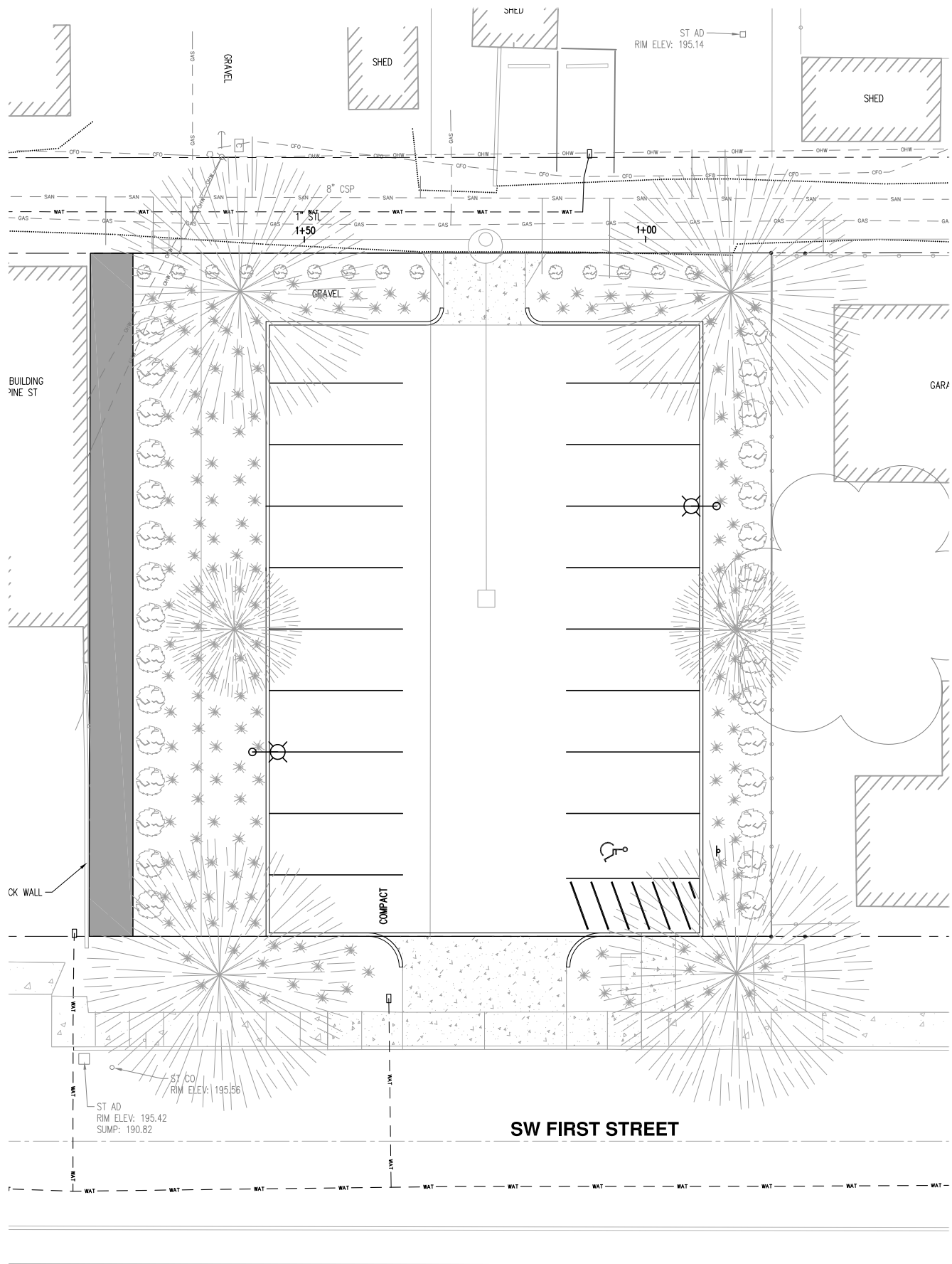
DESIGNED BY:	ACS	REVISIONS
DRAWN BY:	ACS	
CHECKED BY:	R/G	
FULL SIZE SCALE:	1"=10'	
DATE:	NOV 4, 2015	
sheets_5089.dwg		
JOB NO.	N/A	
SHEET NO.	SHEET	C7

LIGHTING

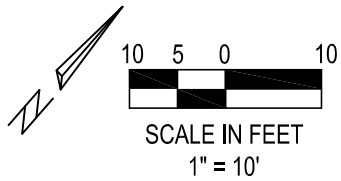


ARCTOSYAPHYLOS, "KINNIKINNICK"
1 GALLON (200 PLANTS)

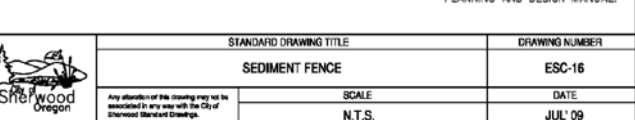
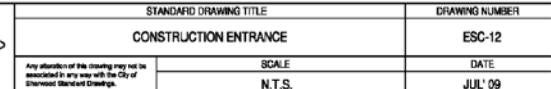
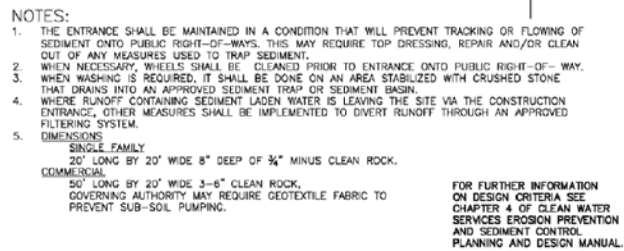
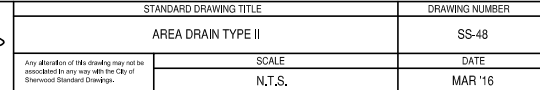
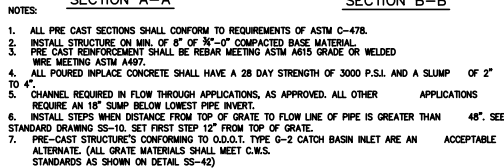
																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----



IRRIGATION NOTES:
1. IRRIGATION TO BE DESIGN BUILD BY CONTRACTOR. SUBMIT PLAN FOR APPROVAL PRIOR TO INSTALLATION.



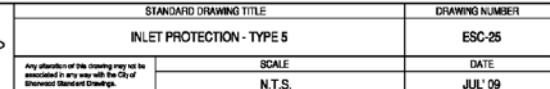
IRRIGATION	
FIRST STREET PARKING LOT LOCATED IN SECTION 32BA, T2S, R1W, W.M. IN THE CITY OF SHERWOOD, WASHINGTON COUNTY, STATE OF OREGON	
CITY OF SHERWOOD ENGINEERING DEPARTMENT 22560 SW PINE STREET SHERWOOD, OREGON 97140 PHONE: (503) 925-2309 FAX: (503) 625-0629 E-MAIL: engineering@sherwoodoregon.gov	
DESIGNED BY: ACS	AGS
DRAWN BY: ACS	ACS
CHECKED BY: RJC	RJC
FULL SIZE SCALE: 1"=10'	1"=10'
DATE: NOV 4, 2015	NOV 4, 2015
sheets_20089.dwg	
REVISIONS	
JOB NO. N/A	
SHEET NO.	SHEET C9



NOTE:

1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

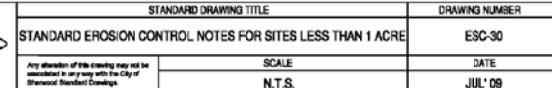
FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL



NOTES:

1. WHEN RAINFALL AND RUNOFF OCCURS DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROL AND DISCHARGE OUTFALLS MUST BE PROVIDED BY SOME ONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES.
2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EROSION AND CREATION OF BARRE DURING FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
3. DURING WET WEATHER PERIOD TEMPERORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
4. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
6. ALL ACTIVE SITES MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION, UNLESS OTHERWISE APPROVED. A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BASK IS REQUIRED FOR ALL CURB CUT CATCH BASINS.

SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED. PREVENT EROSION OF EXPOSED SOILS BY COVERING WITH MULCH OR OTHER APPROPRIATE MEASURES. IN THE EVENT OF A REQUIREMENT OF THE DISCHARGE WITHIN THE SAME 24 HOURS, ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PRE-FORMED ACCORDING TO THE CREATION DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
7. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
8. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/2ND THE BARRIER HEIGHT, AND PRIOR TO THE CREATION OF MEASURES REMOVED.
9. CLEANING OF ALL STRUCTURES WITH SLUUPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND/ OR COMPLETION OF PROJECT.
10. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
11. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OIL, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
12. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURERS' RECOMMENDATIONS. EXISTING RELEASES FROM PERTEZERS TO SURFACE WATERS MUST BE MINIMIZED. THE RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY IN PARAN ZONE.
13. OWNERS OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CANAL WATER SERVICES STANDARDS AND STATE, AND FEDERAL, REGULATIONS.
14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THE PLAN SHALL BE CLEARLY MARKED. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THE PLAN SHALL BE CLEARLY MARKED. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THE PLAN SHALL BE CLEARLY MARKED. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THE PLAN SHALL BE CLEARLY MARKED.
15. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE IMPIS THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE IMPIS MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
16. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST. THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLAN OR AS SPECIFIED BY THE DESIGN ENGINEER.
17. WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIPMENT IS SO DRINK THE SOILS ON SITE AT ALL TIMES. WHEN USING APPROPRIATE IMPIS SOILS MUST BE DRED SUFFICIENTLY FOR MINIMAL SPILLAGE.
18. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER A LAND STABILIZED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BAMP (E FILTER BAR).
19. THE ESC PLAN MUST BE SEPT ONCE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER BODY, STREAM, OR OTHER PROPERTIES.
20. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANY ANTICIPATED SITE CONDITIONS DURING THE CONSTRUCTION. PROJECT DESIGNERS SHOULD BE UPDATER AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
21. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ON-SITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
22. AERIAL SURVEY FLOWING RIVER, APPROPRIATE IMPIS MUST BE USED WHICH MAY ACQUIRE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
23. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD.



DETAILS

FIRST STREET PARKING LOT

LOCATED IN SECTION 32BA, T2S, R1W, W.M. IN THE CITY OF SHERWOOD, WASHINGTON COUNTY,

CITY OF SHERWOOD
ENGINEERING DEPARTMENT
22560 SW PINE STREET
SHERWOOD, OREGON 97140

PHONE: (503) 925-2309
FAX: (503) 625-0629
E-MAIL: engineering@sherwoodoregon.gov



EXPIRES: 6-30-17

DESIGNED BY:	AGS
DRAWN BY:	AGS
CHECKED BY:	RJG
SCALE:	1"=10'
DATE:	NOV 4, 2015

[illegible]

JOB NO. N/A

SHEET NO.	SHEET C11
-----------	-----------

SHEET C11