

# Engineering Land Use Application Comments



*Home of the Tualatin River National Wildlife Refuge*

To: Hugo Hamlin-Agosto, Associate Planner  
From: Craig Christensen P.E., Civil Engineer, Engineering Department  
Project: Rock Point Apartments (LU 2025-007)  
Date: August 29, 2025

Engineering staff has reviewed the information provided for the above referenced private development project. Final construction plans will need to meet the standards established by the City of Sherwood Engineering Department and Public Works Department, Clean Water Services (CWS) and Tualatin Valley Fire & Rescue (TVF&R), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

## Transportation

The subject property fronts SW Pine Street (southwest side), SW Willamette Street (southeast side) and a SW Columbia Street (northwest side). Per the City of Sherwood Transportation System Plan (TSP), SW Pine Street is classified as a collector street, SW Willamette Street is classified as a neighborhood street and SW Columbia Street is classified as a local street.

SW Pine Street has an existing 60-foot right-of-way consisting of a non-centered, underdeveloped, 2-lane street with curb and a curb-tight asphalt sidewalk along the subject property frontage. The 30-foot wide half right-of-way width complies with the downtown pedestrian street standards. Since the project frontage along SW Pine Street is within the Old Town Overlay District, extension of the concrete pedestrian street section that is northwest of the subject property may be desired (two 11-foot wide travel lanes and two 7-foot wide parking lanes with a 3.5-foot wide exposed aggregate separation strip and an 8-foot wide sidewalk within a 30-foot wide half street right-of-way). However, due to the significant curvature of the existing street putting it significantly off centered within the existing right-of-way and the 75 feet of separation with the existing concrete downtown streetscape improvements, it would be impractical to construct street widening improvements along the subject property's 77.39 feet of frontage as it would not be consistent with the street sections of the surrounding parcels.

A development is responsible for half street improvements up to the full half street section of a standard residential local street section. The existing street section has a 12-foot wide lane along the subject property frontage of SW Pine Street. Although most of this 12-foot wide lane is on the opposite side of the right-of-way centerline from the subject property, it does not seem reasonable for the subject property to be assessed for this abnormality in the street section and therefore the payment-in-lieu of constructing a half street improvement shall be calculated as if there were an existing 12 feet of existing street on the subject property's side of the center line of SW Pine Street.

The payment-in-lieu will be based upon a value of 125% of the engineer's estimate for the following:

1. Excavation of roadway (77.39'x7'x14")
2. Geotextile roadway fabric (77.39'x7')
3. Crushed aggregate base course (77.39'x7'x8")

4. Curb and gutter (77.39')
5. Crushed aggregate leveling course (77.39'x4.5'x2")
6. Asphalt concrete pavement (77.39'x4.5'x4")
7. Concrete sidewalk (77.39'x6')
8. Catch basin and pipe extension.
9. Street light relocation.
10. Two street trees.

The development is proposing to have a driveway access onto SW Pine Street. Per Sherwood municipal code section 16-106.040.M.2.c, there are no allowances for residential property to obtain access to a Collector status street. Also, section 210.8 of the Sherwood engineering design manual, a driveway can't be within 150 feet of an intersection on a collector street. This proposed driveway is only approximately 60 feet from SW Ode Gribble Lane and approximately 135 feet from SW Willamette Street. With the proposed site plan layout submitted, the driveway connection appears to be necessary for emergency vehicle access. As such the driveway access to SW Pine Street shall be allowed for emergency vehicle use only. Either removable bollards or a gate meeting the approval of TVF&R shall be installed.

SW Willamette Street has an existing 20-foot wide half street right-of-way consisting of a travel lane with curb and a curb-tight sidewalk along the subject property frontage. TSP requirements for a neighborhood route street are an 18-foot wide half street section (11-foot wide travel lane with 7-foot wide parking lane), curb and gutter, 5-foot wide landscape strip, 8-foot wide sidewalk and 1-foot wide buffer strip within a 32-foot wide half street right-of-way section.

Since the existing right-of-way width is less than width required for a neighborhood route street, right-of-way will need to be dedicated to create a 32-foot wide half street right-of-way width along the subject property frontage of SW Willamette Street.

Since the existing street is not up to Sherwood TSP standards it would typically be required to construct half street widening improvements along with an asphalt grind and inlay to centerline. However, constructing street widening improvements along this section of SW Willamette Street (120.85 feet of street frontage) would make this short section of street inconsistent with the street sections of the surrounding properties, it would be best to leave the existing street section as is and assess a payment-in-lieu toward future improvements along this section of SW Willamette Street.

The payment-in-lieu will be based upon a value of 125% of the engineer's estimate for the following:

1. Excavation of roadway (120.85'x5'x14")
2. Geotextile roadway fabric (120.85'x5')
3. Crushed aggregate base course (120.85'x5'x8")
4. Curb and gutter (120.85')
5. Crushed aggregate leveling course (120.85'x2.5'x2")
6. Asphalt concrete pavement (120.85'x2.5'x4")
7. Two-inch thick grind and inlay (120.85'x14')

8. Concrete sidewalk (120.85'x8')
9. Westbrook street light (One).
10. Four street trees.

SW Columbia Street currently has a fully developed street section (Sherwood Cannery Square Public Improvements) along the subject property frontage that is in good condition. However since site access to the subject property is to come from SW Columbia Street it will be necessary to remove some of the existing street widening improvements in order to create an driveway access point for the subject property. It will be necessary for the subject development to restore the SW Columbia Street frontage in a manner meeting the approval of the City of Sherwood Engineering Department. A EV charging station exists at the proposed driveway location onto SW Columbia Street. Relocation of the EV charging station will be the responsibility of the developer.

Since the subject property is within the Old Town Overlay District, no PUE is required.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall make a payment-in-lieu of installing street improvements along the subject property frontage of SW Pine Street. Said payment-in-lieu will be based upon 125% of the engineer's estimate meeting the approval of the City of Sherwood Engineering Department which will include the following:

1. Excavation of roadway (77.39'x7'x14")
2. Geotextile roadway fabric (77.39'x7')
3. Crushed aggregate base course (77.39'x7'x8")
4. Curb and gutter (77.39')
5. Crushed aggregate leveling course (77.39'x4.5'x2")
6. Asphalt concrete pavement (77.39'x4.5'x4")
7. Concrete sidewalk (77.39'x6')
8. Catch basin and pipe extension.
9. Street light relocation.
10. Two street trees.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall make a payment-in-lieu of installing street improvements along the subject property frontage of SW Willamette Street. Said payment-in-lieu will be based upon 125% of the engineer's estimate meeting the approval of the City of Sherwood Engineering Department which will include the following:

1. Excavation of roadway (120.85'x5'x14")
2. Geotextile roadway fabric (120.85'x5')
3. Crushed aggregate base course (120.85'x5'x8")
4. Curb and gutter (120.85')
5. Crushed aggregate leveling course (120.85'x2.5'x2")
6. Asphalt concrete pavement (120.85'x2.5'x4")

7. Two-inch thick grind and inlay (120.85'x14')
8. Concrete sidewalk (120.85'x8')
9. Westbrook street light (One).
10. Four street trees.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall design for driveway access and associated street frontage restoration along SW Columbia Street (including EV charging station relocation) meeting the approval of the City of Sherwood Engineering Department.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall design for emergency access (unless otherwise deemed unnecessary by TVF&R) and associated street frontage restoration along SW Pine Street meeting the approval of the City of Sherwood Engineering Department.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall design for either removable bollards or gate on the emergency access to SW Pine Street meeting the approval of TVF&R and the City of Sherwood Engineering Department.

**Condition:** Prior to Acceptance of Public Improvements, the proposed development shall dedicate half-street right-of-way to a width of 32 feet along the subject property frontage of SW Willamette Street meeting the approval of the City of Sherwood Engineering Department.

### **Sanitary Sewer**

There is an existing 12-inch diameter public sanitary sewer within SW Willamette Street and an existing 8-inch diameter public sanitary sewer within both SW Pine Street and SW Columbia Street. There appears to be no sanitary sewer laterals currently available for connection by the subject property. The developer will need to install a sanitary sewer lateral to provide sanitary sewer for the development.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall design to provide a sanitary sewer service lateral for the subject development meeting the approval of the City of Sherwood Engineering Department.

**Condition:** Prior to Grant of Occupancy, any private sanitary sewer piping shall be installed in conformance with the current Oregon Plumbing Specialty Code.

### **Storm Sewer**

There is an existing 27-inch diameter public storm sewer within SW Pine Street and SW Willamette Street and an existing 15-inch diameter public storm sewer within SW Columbia Street. There appears to be no storm sewer laterals currently available for connection by the subject property. The developer will need to install a storm sewer lateral to provide service to the subject property.

Storm water runoff water quality treatment in compliance with Clean Water Services standards is required for the subject development. Private onsite storm water runoff water quality treatment is proposed to be provided for the development via a storm filter manhole.

Storm water runoff hydro-modification in compliance with Clean Water Services standards is required for the subject development. Private onsite storm water hydro-modification is proposed to be provided for the development via a subsurface detention facility.

Any on-site water quality/hydro-modification facilities will require a recorded Private Stormwater Facility Access and Maintenance Covenant and an O&M plan.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall design to provide a storm sewer service lateral for the subject development. The connection to the public storm mainline shall be in conformance with City engineering standards.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall design to provide for on-site water quality treatment in compliance with Clean Water Services standards or make a payment-in-lieu thereof for impervious area not being treated by the development or a combination thereof if approved by the City of Sherwood and Clean Water Services.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall design to provide for on-site hydro-modification in compliance with Clean Water Services standards.

**Condition:** Prior to Acceptance of Public Improvements, a Private Stormwater Facility Access and Maintenance Covenant meeting City of Sherwood standards shall be recorded at Washington County for any on-site water quality/hydro-modification facilities.

**Condition:** Prior to Acceptance of Public Improvements, an O&M Plan meeting City of Sherwood standards shall be provided to the city.

**Condition:** Prior to Grant of Occupancy, any private stormwater piping shall be installed in conformance with the current Oregon Plumbing Specialty Code.

## **Water**

There is an existing 12-inch diameter water main within SW Pine Street and SW Willamette Street and an existing 8-inch diameter water main within SW Columbia Street. There appears to be no water services currently available for connection by the subject property. The subject development will need to install a domestic water service and fire service (if necessary/desired).

The subject property is within 100 feet of a community well owned and operated by the city of Sherwood. As such, per OAR 333-061-0050, a perpetual restrictive easement shall be dedicated to the city of Sherwood over the area of the subject property that is within 100 feet of the city well.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall design to provide a domestic water service with backflow prevention for the subject development meeting the approval of the Sherwood Engineering Department.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the proposed development shall design to provide for fire water service, as needed, with backflow prevention for the subject development meeting the approval of the Sherwood Engineering Department.

**Condition:** Prior to Acceptance of Public Improvements, the proposed development shall dedicate a public water line easement for any public water facilities within private property meeting the approval of the City of Sherwood Engineering Department.

**Condition:** Prior to Acceptance of Public Improvements, the proposed development shall dedicate a perpetual restrictive easement to the city of Sherwood over the portion of the subject property that is within 100 feet of the city well meeting the approval of the City of Sherwood Engineering Department.

**Condition:** Prior to Grant of Occupancy, any private water piping shall be installed in conformance with the current Oregon Plumbing Specialty Code.

### **Grading and Erosion Control**

The subject property is approximately 1.14 acre in size and therefore a NPDES 1200CN permit is required.

**Condition:** Prior to issuance of a Grading Permit from the Building Department, issuance of a NPDES 1200CN permit for the subject development is required.

### **Environmental**

The subject development is proposing to fill an existing wetland. Wetland fill requires a joint permit to be issued by the US Army Corps of Engineers/Oregon Department of State Lands.

**Condition:** Prior to engineering plan approval, the proposed development shall obtain a US Army Corps of Engineers/Oregon Department of State Lands joint permit for the filling of the wetlands.

### **Other Engineering Issues**

A Clean Water Services Service Provider Letter needs to be obtained by the developer.

Sherwood Broadband service exists in the area and providing service for all properties in the vicinity of the subject development. Therefore no Sherwood Broadband vaults or conduits are not necessary except as necessary to provide service to the new development.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the developer shall design to bring Sherwood Broadband facilities to the proposed building.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, the developer shall obtain and adhere to the conditions of the Clean Water Services Service Provider Letter.

**Condition:** Prior to Approval of Engineering Public Improvement Plans, a stormwater connection permit shall be obtained from Clean Water Services.

**Condition:** Prior to Issuance of an Engineering Compliance Agreement, the developer shall obtain final engineering plan approval by the Sherwood Engineering Department.

**Condition:** Prior to Issuance of any Building Permits, the developer shall execute an Engineering Compliance Agreement for the public improvements related to the project.

**Condition:** Prior to Acceptance of Public Improvements, all public improvements and private on-site storm water runoff water quality treatment and hydro-modification facilities shall be installed meeting the approval of the Sherwood Engineering Department.

**Condition:** Prior to Grant of Occupancy, final acceptance of the constructed public improvements shall be obtained from the Engineering Department.

**Condition:** Per City of Sherwood standards, all new utilities shall be placed underground.