

Engineering Department Land Use Application Review Comments & Conditions



Home of the Tualatin River National Wildlife Refuge

To: Hugo Agosto, Associate Planner
From: Craig Christensen P.E., Senior Civil Engineer
Project: Barker Cabinets, Phase 2 (785-26-021)
Date: July 20, 2026

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:

General Information

The proposed development consists of 1 parcel of land (approximately 3.47 acres) which is zoned General Industrial. The parcel has an existing building in the eastern portion of the subject parcel with a new building being proposed in the western portion of the subject parcel along with an expansion of the parking lot.

Transportation

The subject property is located on the south and east sides of SW Galbreath Drive. SW Galbreath Drive to the north of the subject property is a collector street while SW Galbreath Drive west of the subject property is a standard industrial street.

Currently SW Galbreath Drive along the north side of the subject property has an 18-foot half street paved width within a 30-foot wide half-street right-of-way section with a 6-foot wide sidewalk (in front of Phase 1) with a varying width landscape strip with an 8-foot wide public sidewalk and utility easement.

Currently SW Galbreath Drive along the west side of the subject property has a 32-foot wide street section with 13.5 feet on the subject property side of the center line with no sidewalk within a 25-foot wide half-street right-of-way section with an 8-foot wide public sidewalk and utility easement.

The required half-street pavement width for a 2-lane standard industrial street is 20 feet with a 5-foot wide landscape strip, a 6-foot wide concrete sidewalk and 1-foot wide buffer within a 32-foot wide half street right-of-way section. Therefore the existing pavement width is 4-feet narrower than required. Widening SW Galbreath Drive west of the subject property at this time is not recommended since it would be a short section of widening that would not match the rest of the existing street conditions. Also SW Galbreath Drive is signed for "no parking" on the east side of the street thereby being able to reduce the 40-foot wide to the 32 feet width that currently exists.

The developer will need to install a 6-foot wide sidewalk, varying width landscape strip and street trees along the remaining subject property's street frontage of SW Galbreath Drive.

The proposed driveway for the eastern parcel has access to SW Galbreath Drive north of the subject property and has been aligned to match the existing driveway to the north. There is a

second driveway proposed for the new development that accesses SW Galbreath Drive west of the subject property.

Right-of-way dedication and an 8-foot wide public sidewalk and utility easement was previously dedicated along the entire subject property frontage of SW Galbreath Drive as part of phase 1.

A technical memorandum (dated May 28, 2026) was prepared by Ard Engineering. This memorandum shows that the subject development is not a significant generator of traffic. The study did establish a location for the proposed driveway in order to obtain needed sight distance to the south. It also identified that a clear vision easement will need to encompass a portion of the property north of the driveway to allow for left turns out of the proposed driveway.

Condition: Prior to Approval of the Engineering Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the developer shall design for the installation of a 6-foot wide sidewalk, varying width landscape strip and street trees along any portion of the subject property frontage that doesn't have these improvements, meeting the approval of the Sherwood Engineering Department.

Condition: Prior to Acceptance of Public Improvements, the developer shall record a clear vision easement over an area north of the southern driveway meeting the approval of the Sherwood Engineering Department.

Sanitary Sewer

Public sanitary sewer exists within SW Galbreath Drive along the north side of the subject property. This sanitary sewer was extended from SW Cipole Road to the western end of the subject property previously by the developer. No further extension of the sanitary sewer is required.

Currently the existing building has public sanitary service. There is currently a sanitary sewer lateral stubbed to the subject property for the proposed new building. The developer will need to either connect to this sanitary lateral or disconnect/cap it at the sewer main.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to connect to the existing public sanitary sewer lateral meeting the approval of the Sherwood Engineering Department.

Condition: All private sanitary sewer piping shall be installed in compliance with the current Oregon Plumbing Specialty Code.

Storm Sewer

Public storm sewer exists within SW Galbreath Drive along the north and west sides of the subject property. No extension of the storm sewer is required. Currently there is an existing lateral serving the existing parking lot and building. There is also an existing storm lateral stubbed to the western portion of the subject property. Since this lateral is not proposed to be used, it will need to be grouted up from inside the manhole.

Currently the subject property has a storm water runoff water quality treatment/hydromodification facility that serves the existing parking lot and building. This subject development proposes to use the existing facility to provide storm water runoff water quality treatment/hydromodification for the new development.

The existing storm water runoff water quality treatment/hydromodification facility will need to be planted with herbaceous plants in accordance with Clean Water Services standards.

The preliminary plan shows a pond in the southwest corner of the subject property. This pond is in conjunction with a planning rule for the allowance of a reduction in on-site parking. As such the pond will need to be a functioning water quality facility designed and able to provide treatment in accordance with Clean Water Services standards.

The subject property will need a new Private Stormwater Facility Access and Maintenance Covenant and a revised O&M plan.

Condition: Prior to Final Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to provide for storm water runoff water quality treatment and hydromodification for the subject property meeting the approval of the Sherwood Engineering Department.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to provide for on-site storm water runoff water quality treatment and hydromodification meeting the approval of the Sherwood Engineering Department.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to provide herbaceous plants within the existing storm water runoff water quality treatment and hydromodification facility in compliance with Clean Water Services standards meeting the approval of the Sherwood Engineering Department.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, a Final Stormwater Drainage Report in compliance with Clean Water Services standards shall be provided meeting the approval of the Sherwood Engineering Department.

Condition: Prior to Acceptance of Public Improvements, a Private Stormwater Facility Access and Maintenance Covenant shall be executed/recorded meeting the approval of the Sherwood Engineering Department. An O&M plan is required for any onsite storm water quality treatment/hydro-modification facilities meeting the approval of the Sherwood Engineering Department.

Condition: All private stormwater piping shall be installed in compliance with the current Oregon Plumbing Specialty Code.

Water

A public water line exists within SW Galbreath Drive along the entirety of the subject property frontage. Currently the existing building is on public water for fire suppression and domestic. There is a stubbed water service available for fire suppression and domestic water for the new building. The developer will need to make use of this existing stubbed service line.

Fire systems require a backflow device in a vault to be installed. Domestic service will require a reduced pressure backflow assembly. The fire vault will need to be encompassed by a public water line easement.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to use the existing stubbed water service for fire suppression and domestic water meeting the approval of the Sherwood Engineering Department.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design to provide domestic water service to the subject property (including a reduced pressure backflow assembly) meeting the approval of the Sherwood Engineering Department.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall design for backflow prevention on the fire water service meeting the approval of the Sherwood Engineering Department.

Condition: Prior to Acceptance of Public Improvements, any public water lines located within private property shall be encompassed by a public water line easement meeting the approval of the Sherwood Engineering Department.

Condition: All private water piping shall be installed in compliance with the current Oregon Plumbing Specialty Code.

Grading and Erosion Control

The subject development will result in ground disturbance of greater than 1 acres of area. Therefore a DEQ NPDES 1200CN permit is required.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the subject development shall obtain a DEQ NPDES 1200CN permit and a city grading and erosion control permit.

Other Engineering Issues

A prescreen for environmentally sensitive areas was submitted to Clean Water Services for the subject development with Clean Water Services SPL (26-001022) being issued stating no significant impacts.

There are no existing arial utility lines along the subject property frontage of SW Galbreath Drive. Any new utilities shall be installed underground.

Sherwood Broadband facilities exist along the entirety of the subject property frontage of SW Galbreath Drive.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, the developer shall design for any new utilities to be installed underground meeting the approval of the Sherwood Engineering Department.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, a Stormwater Connection Permit Authorization shall be obtained from Clean Water Services.

Condition: Prior to Approval of Public Improvement Plans/Issuance of an Engineering Compliance Agreement, an Engineering Compliance Agreement shall be executed with Sherwood Engineering Department. Performance and payment bonds and insurance riders must be submitted to the City.

Condition: Prior to Acceptance of Public Improvements, all public improvements and private storm water quality/hydro-modification facilities shown within the approved engineering/plumbing plans shall be in place and have received approved by the Sherwood Engineering Department.

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

Notice: It is the applicant's responsibility to apply for System Development Charge/TDT credits in compliance with the Sherwood Municipal Code. The developer will need to obtain a credit voucher for credits to be applied against SDCs/TDTs. Any building permits SDCs/TDTs paid prior to issuance of credits will not be refunded. Developer shall take this into consideration when obtaining building permits.

END OF ENGINEERING CONDITIONS OF APPROVAL