

CITY OF SHERWOOD, OREGON

RESOLUTION NO. 242

A RESOLUTION OF THE CITY COUNCIL OF SHERWOOD, OREGON DECLARING INTENTION TO CONSTRUCT STREET AND SANITARY SEWER IMPROVEMENTS IN AN AREA DETERMINED TO BE A STREET AND SANITARY SEWER IMPROVEMENT ASSESSMENT DISTRICT TO BE KNOWN AS THE MURDOCK ROAD LOCAL IMPROVEMENT DISTRICT; PROVIDING FOR THE ASSESSMENT OF THE TOTAL COSTS AGAINST ALL LANDS IN THE DISTRICT AS BEING SPECIALLY BENEFITTED; AND SETTING A HEARING DATE

WHEREAS, the City Council proposes to establish a street and sanitary sewer local improvement assessment district for the purpose of making street and sanitary sewer improvements to service and benefit the hereinafter described lands within an area to be known as the Murdock Road Local Improvement District; and

WHEREAS, pursuant to Ordinance No. 738 the City Council finds it expedient and necessary to order the improvement of the hereinafter described lands by the construction of street improvement and sanitary sewer facilities, and pursuant thereto the City's engineer has submitted to the Council plans, specifications, and an engineer's report and estimates for the work to be done and the probable cost thereof, together with a statement of the lots, parts of lots, and parcels of land to be benefited, and the estimated total cost of the improvements which each of such lots, parts of lots, and parcels of land shall pay on account of the benefits to be derived; and

WHEREAS, the City Council finds that such preliminary plans, specifications and estimates are satisfactory;

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of Sherwood, Oregon as follows:

1. That the City Council does deem it expedient and necessary, and does hereby declare its intention, to construct street and sanitary sewer improvements for the purpose of providing service and benefit to the area within the City of Sherwood, as described on the attached sheet marked Exhibit "A", by this reference made a part hereof.

2. That all lands situated within the boundaries described on the attached Exhibit "A" are determined and declared to be a local improvement assessment district, and it is further declared that each lot, part of lot, and parcel of land within said boundaries will be specially benefited by said improvement.

3. That the total probable cost of said improvements, including engineering, superintendence, advertising, legal expense, and all other miscellaneous costs, is the sum of \$ 439,875.00 and said sum of \$ 439,875.00 shall be paid by the property owners, based upon the benefits derived from the improvement by the properties to be assessed within the district.

4. That the engineer's report dated July 22, 1982 by David Evans and Associates, Inc., together with the plans, specifications and estimates with respect to the improvements as submitted by the City's engineer, be and the same are hereby adopted and ordered to be maintained on file by the City Recorder for public inspection.

5. That Wednesday, the 25th day of August, 1982 at the hour of 8:00 p.m. at Sherwood, Oregon, be and the same are hereby, set as the time and place for hearing and considering objections or remonstrances to be proposed improvement by any parties aggrieved thereby.

6. That the City Recorder be and she is hereby directed to give notice of said hearing and proposed improvement by causing to have this resolution published in the "Tigard Times" at least twice, provided that the first publication shall be not less than 15 days prior to the time when all interested persons may present their objections to the improvement.

7. Within fifteen days from the date of the first publication of the notice of this resolution, the owners of 75% or more in area of the property within the boundaries described on Exhibit "A" attached hereto may make and file with the City Recorder written objections or remonstrances against the proposed amendment.

PASSED AND DATED AT Sherwood, Oregon this 28th day of July, 1982.

Clyde List
Clyde List, Mayor

ATTEST:

Todd Dugdale
Polly Blankenbaker, City Recorder
Todd Dugdale, City Administrator



DAVID EVANS AND ASSOCIATES, Inc.

200 SW MARKET STREET · SUITE 110 · PORTLAND, OREGON 97201 · 503/223-6663

SHW003
7-22-82

ENGINEER'S REPORT

S.W. Murdock St. L.I.D.
City of Sherwood, Oregon

This report and the attached exhibits set forth the Scope of Improvements for the S.W. Murdock St. L.I.D. Consisting of street improvements and sanitary and storm sewers.

PROJECT DESCRIPTION

S.W. Murdock St. - S.W. Tualatin - Sherwood Road to S.E. Division St.

Section VI, Transportation, of Part 2, Community Development Plan, has designated S.W. Murdock St. as a "Minor Arterial" recommending a pavement width of forty-eight (48') feet with six (6') foot sidewalks on each side in a seventy (70') foot right-of-way.

PELIMINARY DESIGN

This project, when completed, will serve undeveloped, low and medium-low density residential properties in addition to completing a portion of the Transportation Plans requirement for "Minor Arterial."

Street improvements will generally follow the existing right-of-way and departs only near the intersection with S.W. Tualatin - Sherwood Road. This departure is to implement the Transportation Plan which eliminates the "T"-intersection that presently exists there. The new connection to S.W. Tualatin - Sherwood Road is, by this report, recommended to be a temporary "T"-intersection, to exist until 1) S.W. Murdock St. is extended, in its ultimate configuration, to S.W. Wilsonville Road and/or 2) completion of the new "Major Arterial" extension of S.W. Tonquin Road to Pacific Highway.

It is our recommendation that a "phased-widening" concept be utilized consisting of two (2) 14 foot lanes with



Engineer's Report
7-22-82
page two

six (6) foot gravelled shoulders on each side. This will minimize financial impact to the L.I.D. and will serve as a sound basis for future widening as properties develop.

Additionally it is our recommendation that the full structural section consisting of three (3") inches of A.C. paving over sixteen (16") inches of crushed rock, be placed at this time.

Because of evidence of solid rock, near the surface, along the length of improvements, design will as nearly as possible follow the existing grades of S.W. Murdock to minimize rock excavation. Blasting of rock, however, is expected to be necessary for much of the sanitary sewers.

Sanitary sewers are recommended to be located in the swale area which is westerly of and roughly parallel to S.W. Murdock St . This will be the most efficient layout as it will allow connection from both sides of the swale and therefore will benefit a greater area.

ASSESSMENT

It is our recommendation that the street "phased-widening" be assessed on a frontage basis with the total costs of streets and storm sewers to be assessed against all property adjacent to the street improvement.

This will allow the adjacent properties to provide the final widening and sidewalks upon their respective development in the future.

The sanitary sewer would be similarly assessed based upon serviceable frontage.



Engineer's Report
7-22-82
page three

EXHIBIT 'A'

S.W. Murdock St. L.I.D.
Assessment District Boundary

A tract of land situated in the northeast one-quarter of Section 32 and the northwest one-quarter of Section 33, Township 2 South, Range 1 West of the Willamette Meridian, City of Sherwood, Washington County, Oregon more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of S.W. Tualatin-Sherwood Road and the easterly right-of-way line of S.W. Murdock Street; thence easterly along said southerly right-of-way line of S.W. Tualatin-Sherwood Road to the intersection with the westerly right-of-way line of S.W. Tonquin Road; thence southeasterly along said westerly right-of-way line to a point on a line which is on the westerly one-half of the northwest one-quarter of Section 33, Township 2 South, Range 1 West of the Willamette Meridian; thence leaving said westerly right-of-way line of S.W. Tonquin Road southerly along said line to a point on the most westerly, easterly line of Tax Lot 1100, Assessor's Map No. 2S1 33; thence northwesterly along said easterly line and northerly line of said Tax Lot 1100 to a point on the said easterly right-of-way line of S.W. Murdock Street; thence leaving said easterly right-of-way line easterly along the northerly line of Tax Lot 1400, Assessor's Map No. 2S1 33 810.64 feet, more or less; thence South 33°30' East 894.46 feet, more or less; thence South 563.39 feet, more or less; thence along the southerly line of said Tax Lot 1400 to a point on the said easterly right-of-way line of S.W. Murdock Street; thence southerly along said easterly right-of-way line to the southerly line of Tax Lot 1500, Assessor's Map No. 2S1 33; thence westerly along the southerly line of Tax Lot 301, Assessor's Map No. 2S1 32 AD to the most southerly corner of Lot 71 APRIL MEADOWS; thence northerly along the easterly and northerly lines of said APRIL MEADOWS and APRIL MEADOWS II and III to the most northerly corner of Lot 22, said APRIL MEADOWS III said point also being the southwesterly corner



Engineer's Report
7-22-82
page four

of Tax Lot 200, Assessor's Map No. 2S1 32 AA; thence along the southeasterly line of said Tax Lot 200 North $51^{\circ}23'$ East 853.84 feet, more or less to a point on the westerly right-of-way line of said S.W. Murdock Street; thence continuing northeasterly to a point on the said easterly right-of-way line of S.W. Murdock Street said point being the southwesterly corner of Tax Lot 100, Assessor's Map No. 2S1 32 AA; thence northerly along the said easterly right-of-way line to the Point of Beginning.

Excepting therefrom Tax Lot 200, Assessor's Map No. 2S1 32 AD and Tax Lot 1100 Assessor's Map No. 2S1 32 AA.



Engineer's Report
7-22-82
page five

EXHIBIT 'B'
S.W. Murdock St. L.I.D.
Estimated Project Costs

A. STREET (PHASED WIDENING)

1. Clearing & Grubbing	LS		\$ 10,000.00
2. Excavation (Rock)	LS		\$ 40,000.00
3. A.C. Paving, 3" Thick		8,500 SY @ \$5.00	\$ 42,500.00
4. 3/4"-0 Rock, 4" Thick		8,500 SY @ \$2.00	\$ 17,000.00
5. 2"-0 Rock, 12" Thick		8,500 SY @ \$5.00	\$ 42,500.00
6. 3/4"-0 Shoulder Rock 4" Thick		3,600 SY @ \$2.00	\$ 7,200.00

TOTAL CONSTRUCTION \$159,200.00

STORM SEWER

1. Manholes	8 EA @ \$800.00	\$ 6,400.00
2. 36" C.S.S.P.	160 LF @ \$ 55.00	\$ 8,800.00
3. 12" C.S.S.P.	1,840 LF @ \$ 15.00	\$ 27,600.00
4. Ditch Inlets	12 EA @ \$500.00	\$ 6,000.00
5. Rip-Rap	LS	\$ 500.00

TOTAL CONSTRUCTION \$ 49,300.00
Right-of-Way \$ 38,000.00
Total Street & Storm Sewer \$246,500.00

Contingencies, Engineering
& Administration (25%) \$ 21,625.00

TOTAL STREET & STORM SEWER \$308,125.00
Assessable Frontage 3,878'
Estimated Assessment Per
Front Foot \$ 79.5572



Engineer's Report
7-22-82
page six

EXHIBIT 'B'
Cont'd.

B. SANITARY SEWER

1. 8" C.S.P.	3,300 LF @ \$	15.00	\$ 49,500.00
2. Manholes	12 EA @ \$	950.00	\$ 11,400.00
3. Rock Excavation	1,100 CY @ \$	40.00	\$ 44,000.00
4. Connection to Existing	1 EA @ \$	500.00	\$ 500.00

TOTAL CONSTRUCTION	\$105,400.00
Contingencies, Engineering & Administration (25%)	\$ 26,350.00

TOTAL SANITARY SEWER	\$131,750.00
Assessable Frontage	5,085'
Estimated Assessment Per Front Foot	\$ 25.9095



Engineer's Report
7-22-82
page seven

EXHIBIT 'C'
S.W. Murdock St. L.I.D.
Estimated Assessments

A. STREET AND STORM SEWER

Amount To Be Assessed = \$308,125.00
Total Benefitted Frontage = 3878'
Assessment Per LF = \$ 79.5572

B. SANITARY SEWER

Amount To Be Assessed = \$131,750.00
Total Benefitted Frontage = 5085'
Assessment Per LF = \$ 25.9095

TAX LOT	ASSESSABLE FRONTAGE		ESTIMATED ASSESSMENT		ESTIMATED TOTAL ASSESSMENT
	<u>A</u>	<u>B</u>	<u>A</u>	<u>B</u>	
2S1 32 AA					
100	530'	0	\$42,165.81	0	\$42,165.31
190	0	0	0	0	0
1101	431	566'	\$34,289.15	\$14,664.80	\$48,953.95
1200	302	739'	\$24,026.27	\$19,147.15	\$43,173.42
2S1 32 AD					
100	130	420'	\$10,342.43	\$10,882.00	\$21,224.43
301	1002	2,800'	\$79,716.31	\$72,546.71	\$152,263.02
2S1 33					
1200	775'	560'	\$61,656.82	\$14,509.34	\$76,166.16
1300	0	0	0	0	0
1400	703'	0	\$55,928.71	0	\$55,928.71