Clean Water Services
Our commitment is clear.

CWS File Number
12-000162

AMENDED Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).

Jurisdiction:	Sherwood	**Review Type:**	Tier 2 Analysis
		SPL Original Date:	April 05, 2012
Site Address / Location:	14958 SW Tualatin Sherwood Sherwood, OR 97140	**SPL Amendment Date:**	May 09, 2012
		SPL Expiration Date:	May 09, 2014

Applicant Information:		**Owner Information:**	
Name		Name	
Company	LANGER GRAMOR LLC	Company	LANGER GRAMOR LLC
Address	19767 SW 72ND AVE SUITE 100 TUALATIN OR 97062	Address	19767 SW 72ND AVE SUITE 100 TUALATIN OR 97062
Phone/Fax	(503) 783-1306	Phone/Fax	(503) 783-1306
E-mail:	matt@gramor.com	E-mail:	matt@gramor.com

Tax lot ID	**Development Activity**
2S129D000300	Subdivision and Commercial Development

Pre-Development Site Conditions:		**Post Development Site Conditions:**	
Sensitive Area Present:	[X] On-Site [X] Off-Site	Sensitive Area Present:	[X] On-Site [X] Off-Site
Vegetated Corridor Width:	50 feet	Vegetated Corridor Width:	50 feet
Vegetated Corridor Condition:	Marginal/Degraded		

Enhancement of Remaining Vegetated Corridor Required: [X]

Square Footage to be enhanced: 130,841

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
Road (Permanent Encroachment Based on 50 ft. Vegetated Corridor)	14,177
Road and Utilities (Temporary Encroachment; Mitigation/ Planting-In Place)	3,605

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
On-site/ Lot 4 (SPL Attachment 4 of 5)	14,777
Total Vegetated Corridor to be planted to District density standards	**149,223**

[X] Conditions Attached [X] Development Figures Attached (5) [ ] Planting Plan Attached [ ] Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

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In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 07-20, Chapter 3. ✓
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 07-20, Section 3.06.1 and per approved plans. ✓
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.** ✓ PDFS ATTACHED
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon. N/A
5. **Prior to ground disturbance, an erosion control permit is required through the City. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 07-20, Section 5.10. ✓
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable. ✓
9. The water quality facility shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings. ✓
10. **Once the project goes through the land use process and there are changes proposed due to either the intermittent status of the drainage or the DSL and Corps permit approval requirements, an Amended Service Provider Letter shall be required.** ✓ NO CHANGES
11. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.** ✓

SPECIAL CONDITIONS

12. **Applicant to determine intermittent status of drainage per Section 3.14.3. A 50-ft Vegetated Corridor has been assumed.** ✓
13. For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3. ✓ SEE VC PLANT NOTES PLANS
14. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 07-20, Appendix A. ✓
15. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2009. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species. ✓ NOTE IS ON PLANS
16. Clean Water Services or the City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&0 07-20, Appendix A).

17. **Maintenance and monitoring requirements shall comply with R&O 07-20, Section 2.11.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.** ✓

18. **Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2.** ✓

19. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services shall require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a "STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY" to be granted to Clean Water Services.** ✓ CITY OWNS TRACT AND WILL ESTABLISH CWS EASEMENT

FINAL PLANS

20. **Final construction plans shall include landscape plans**. In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes. ✓

21. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30). ✓

22. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field. ✓

23. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.** ✓ FENCING ON PLANS

<u>This Service Provider Letter is not valid unless CWS-approved site plan is attached.</u>

Please call (503) 681-3653 with any questions.

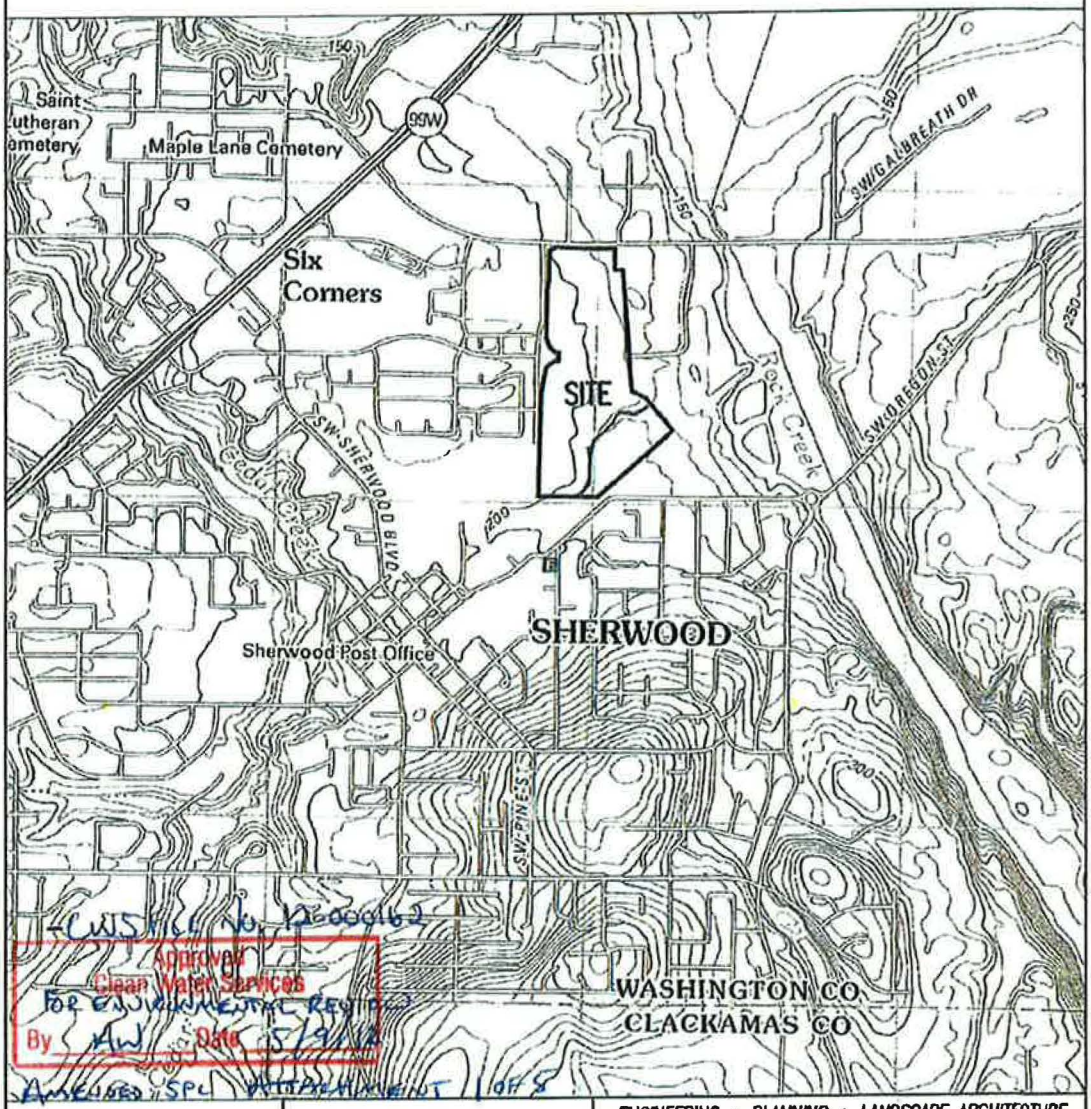
Amber Wierck
Environmental Plan Review

Attachments (5)

CWS File Number 12-000162

VICINITY MAP

USGS SHERWOOD QUAD, OREGON, 2011



CWS FILE No. 12-000162
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AW Date 5/9/12
ATTACHED SPL ATTACHMENT 1 OF 8

CWS FILE No. 12-000162
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AW Date 4/5/12

SPL ATTACHMENT 1 of 7

JOB NAME: LANGER FARMS
JOB NUMBER: 2929
DRAWN BY: QMP
CHECKED BY: AHH
DWG NO.: 2929CWS 1/11

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
FORESTRY • SURVEYING
LICENSED IN OR & WA
AKS ENGINEERING & FORESTRY
13910 SW GALBREATH DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969
OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

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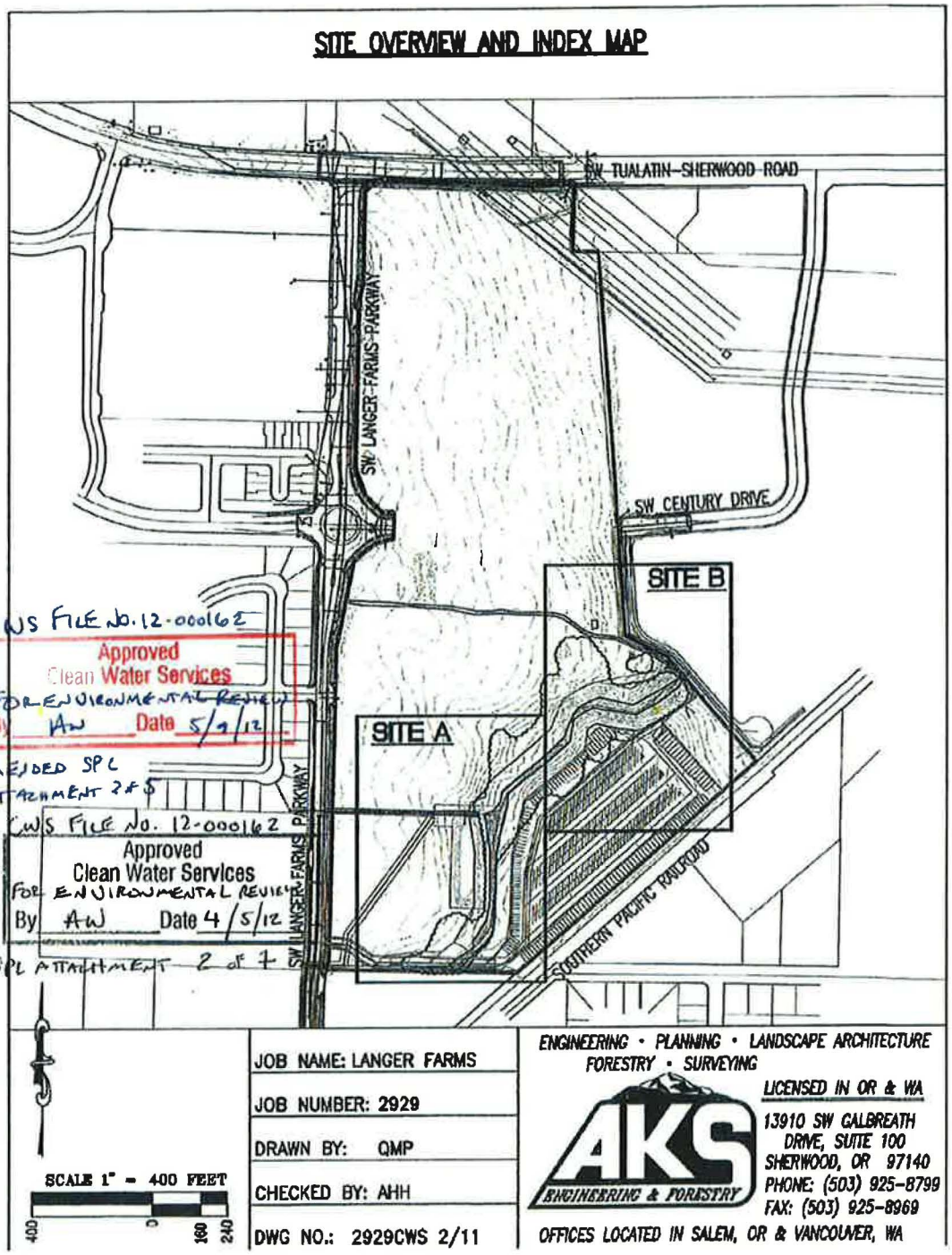

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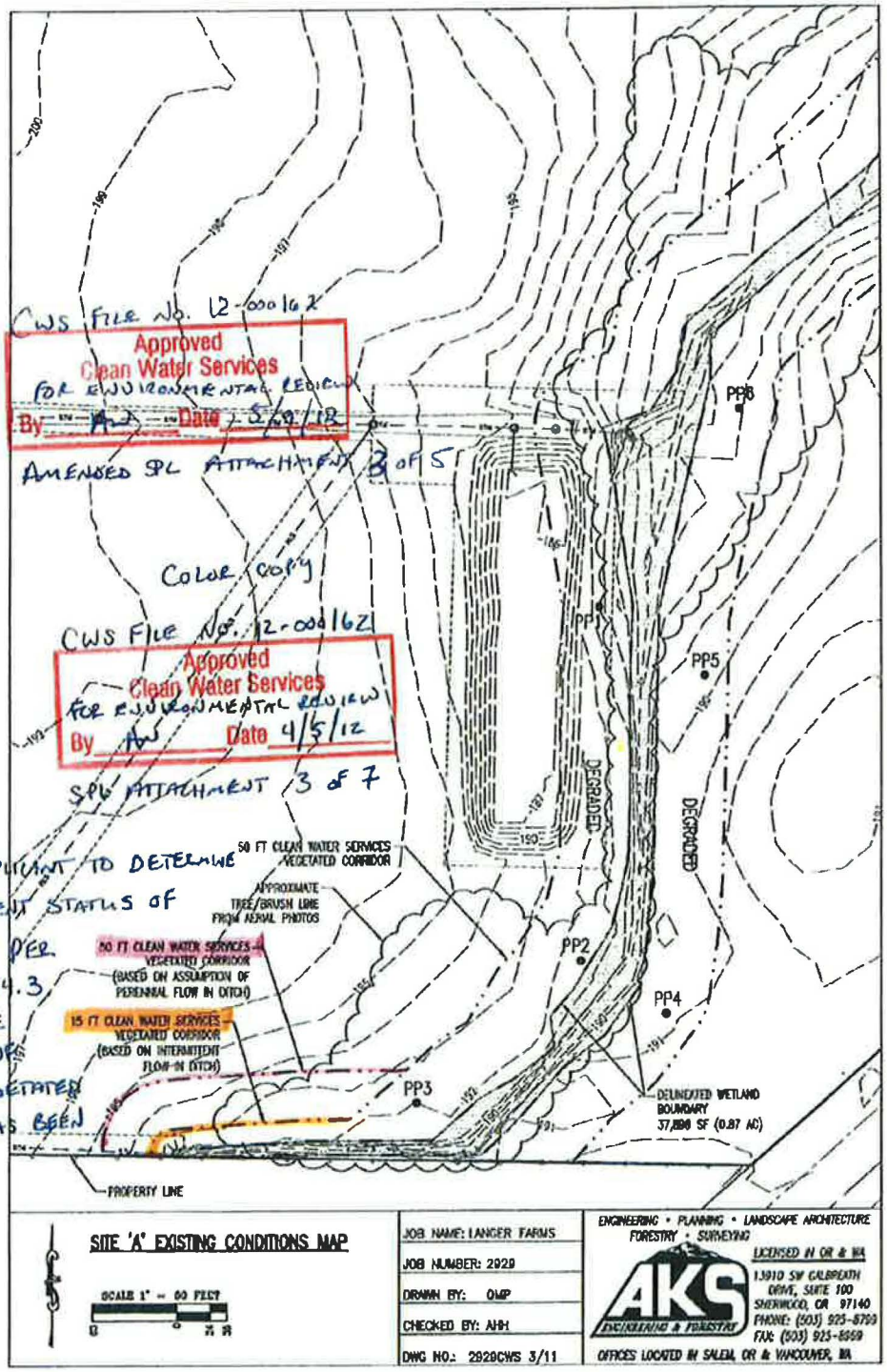
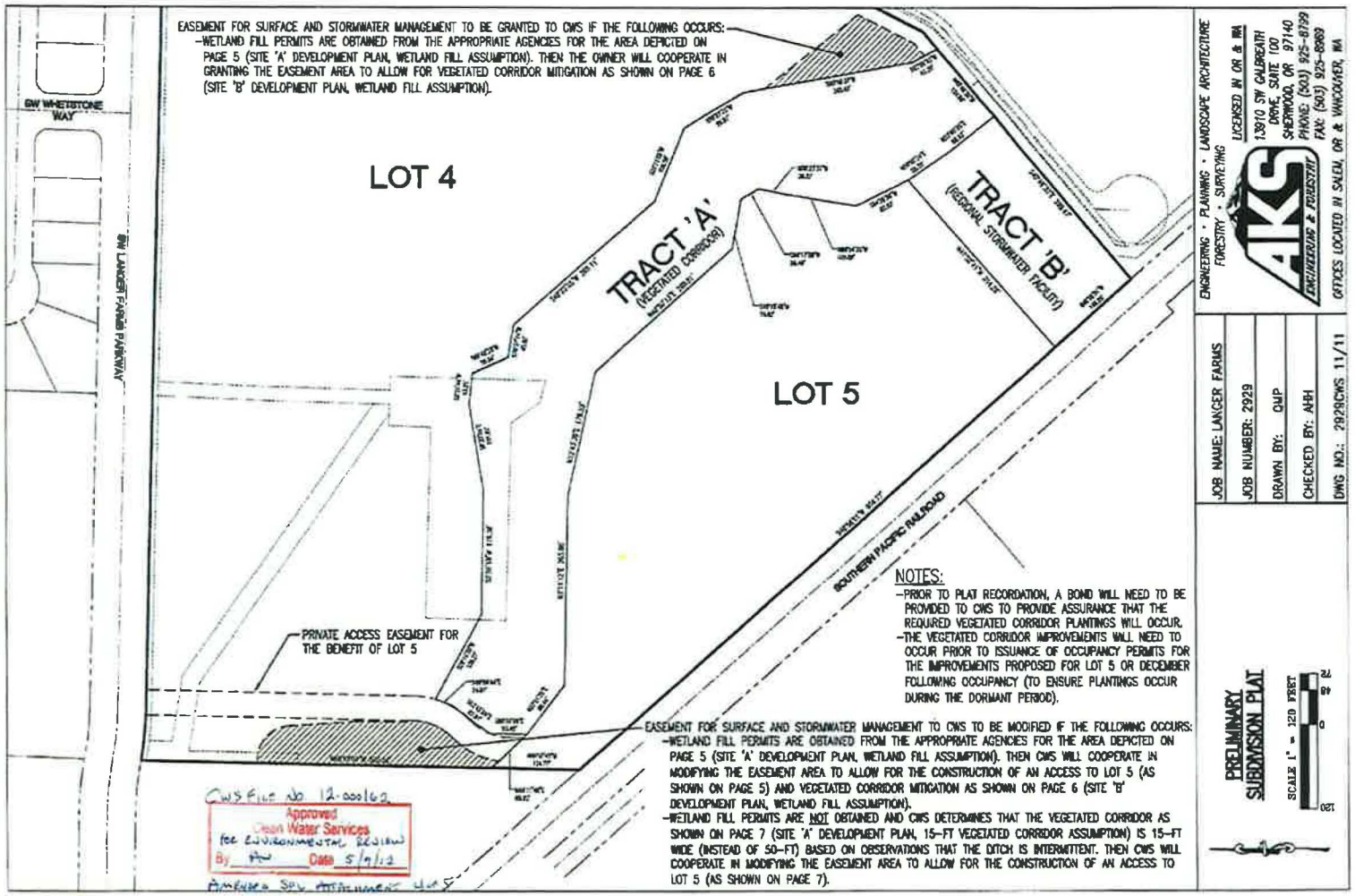


NOTE: APPLICANT TO DETERMINE INTERMITTENT STATUS OF DRAINAGE PER SECTION 3.14.3, WORST CASE SCENARIO OF 50-FT VEGETATED CORRIDOR HAS BEEN ASSUMED.


EASEMENT FOR SURFACE AND STORMWATER MANAGEMENT TO BE GRANTED TO CWS IF THE FOLLOWING OCCURS:
-WETLAND FILL PERMITS ARE OBTAINED FROM THE APPROPRIATE AGENCIES FOR THE AREA DEPICTED ON PAGE 5 (SITE 'A' DEVELOPMENT PLAN, WETLAND FILL ASSUMPTION). THEN THE OWNER WILL COOPERATE IN GRANTING THE EASEMENT AREA TO ALLOW FOR VEGETATED CORRIDOR MITIGATION AS SHOWN ON PAGE 6 (SITE 'B' DEVELOPMENT PLAN, WETLAND FILL ASSUMPTION).
SW WHETSTONE WAY
SW LANGER FARMS PARKWAY
LOT 4
TRACT 'A'
(VEGETATED CORRIDOR)
TRACT 'B'
(REGIONAL STORMWATER FACILITY)
LOT 5
SOUTHERN PACIFIC RAILROAD
PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 5
NOTES:
-PRIOR TO PLAT RECORDATION, A BOND WILL NEED TO BE PROVIDED TO CWS TO PROVIDE ASSURANCE THAT THE REQUIRED VEGETATED CORRIDOR PLANTINGS WILL OCCUR.
-THE VEGETATED CORRIDOR IMPROVEMENTS WILL NEED TO OCCUR PRIOR TO ISSUANCE OF OCCUPANCY PERMITS FOR THE IMPROVEMENTS PROPOSED FOR LOT 5 OR DECEMBER FOLLOWING OCCUPANCY (TO ENSURE PLANTINGS OCCUR DURING THE DORMANT PERIOD).
EASEMENT FOR SURFACE AND STORMWATER MANAGEMENT TO CWS TO BE MODIFIED IF THE FOLLOWING OCCURS:
-WETLAND FILL PERMITS ARE OBTAINED FROM THE APPROPRIATE AGENCIES FOR THE AREA DEPICTED ON PAGE 5 (SITE 'A' DEVELOPMENT PLAN, WETLAND FILL ASSUMPTION). THEN CWS WILL COOPERATE IN MODIFYING THE EASEMENT AREA TO ALLOW FOR THE CONSTRUCTION OF AN ACCESS TO LOT 5 (AS SHOWN ON PAGE 5) AND VEGETATED CORRIDOR MITIGATION AS SHOWN ON PAGE 6 (SITE 'B' DEVELOPMENT PLAN, WETLAND FILL ASSUMPTION).
-WETLAND FILL PERMITS ARE NOT OBTAINED AND CWS DETERMINES THAT THE VEGETATED CORRIDOR AS SHOWN ON PAGE 7 (SITE 'A' DEVELOPMENT PLAN, 15-FT VEGETATED CORRIDOR ASSUMPTION) IS 15-FT WIDE (INSTEAD OF 50-FT) BASED ON OBSERVATIONS THAT THE DITCH IS INTERMITTENT. THEN CWS WILL COOPERATE IN MODIFYING THE EASEMENT AREA TO ALLOW FOR THE CONSTRUCTION OF AN ACCESS TO LOT 5 (AS SHOWN ON PAGE 7).
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Approved
Clean Water Services
for Environmental Review
By AW Date 5/9/12
Amended SPL Attachment 4 of 5
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JOB NAME: LANGER FARMS
JOB NUMBER: 2929
DRAWN BY: QMP
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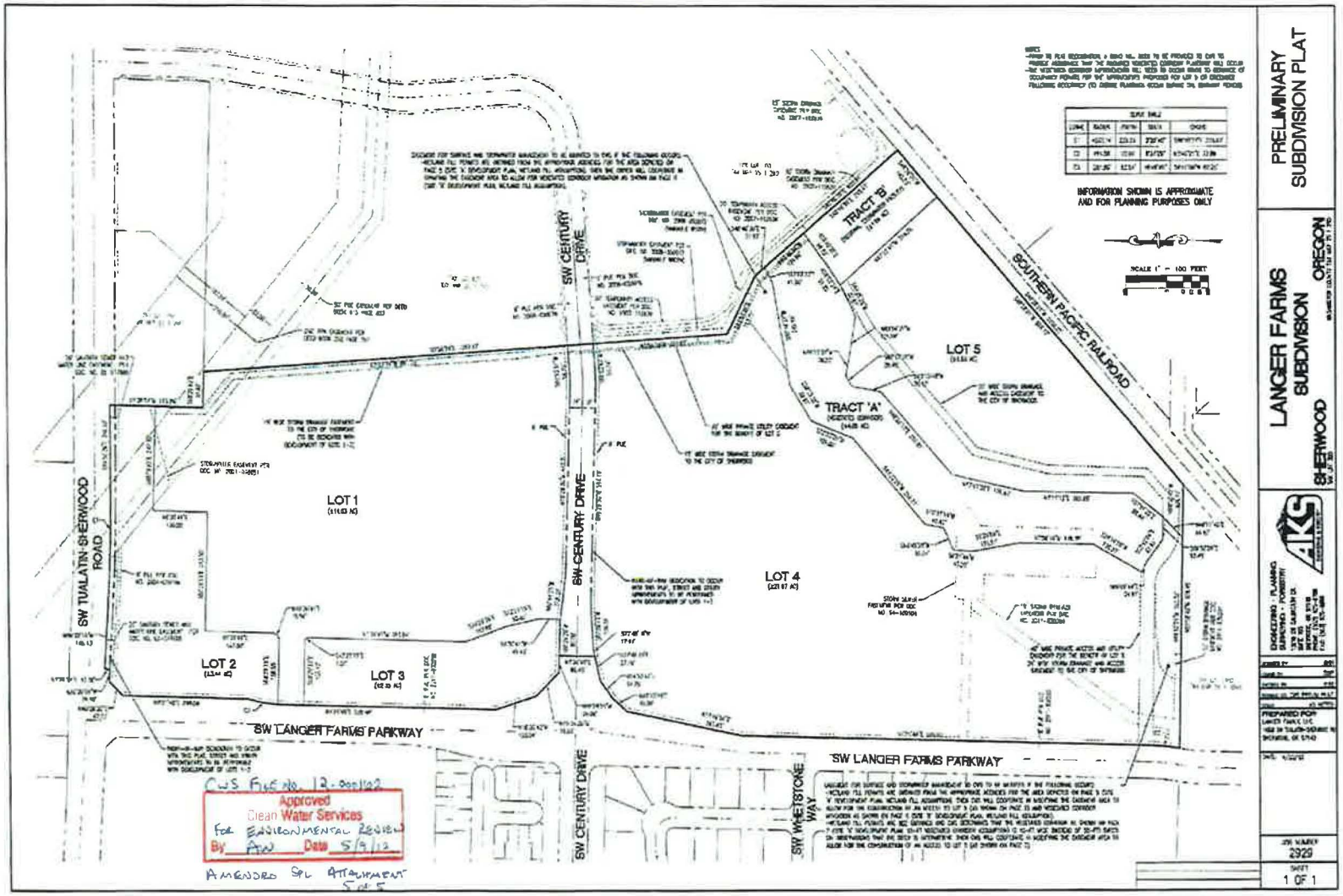
DWG NO.: 2929CWS 11/11
PRELIMINARY SUBDIVISION PLAT
SCALE 1" = 120 FEET
120
0
48
72

CWS File Number

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