

Service Provider Letter

13-002298

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: City of Sherwood **Review Type:** No Impact

Site Address / Location: 14816 SW Century DR
Sherwood, OR 97140 **SPL Issue Date:** September 26, 2013
SPL Expiration Date: September 26, 2015

Applicant Information:

Name _____
Company GROUP MACKENZIE
1515 SW WATER AVENUE #100
Address _____
PORTLAND OR 97214
Phone/Fax (503) 224-9560
E-mail: _____

Owner Information:

Name _____
Company OrWa Sherwood
Address _____
8320 NE Highway 99
Vancouver, WA 98665
Phone/Fax (360) 566-8192
E-mail: _____

Tax lot ID

2S129D000150

Development Activity

Commercial Development

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: 50
Vegetated Corridor Condition: Degraded

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: 50

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 107,395

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>None</u>	<u>0</u>
_____	_____
_____	_____

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>No Mitigation Required</u>	<u>0</u>
_____	_____
_____	_____

Conditions Attached Development Figures Attached (2) 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.

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. **If there is 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.**
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.
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. If applicable, the water quality facility shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **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

11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. **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.**
13. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services or the City 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, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
14. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Vegetation and Animal Management Guidance, 2012. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
15. 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&O 07-20, Appendix A).

- 16. **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.**
- 17. **Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2.**
- 18. **Clean Water Services shall require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

FINAL PLANS

- 19. **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.
- 20. **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).
- 21. **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.
- 22. 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.**

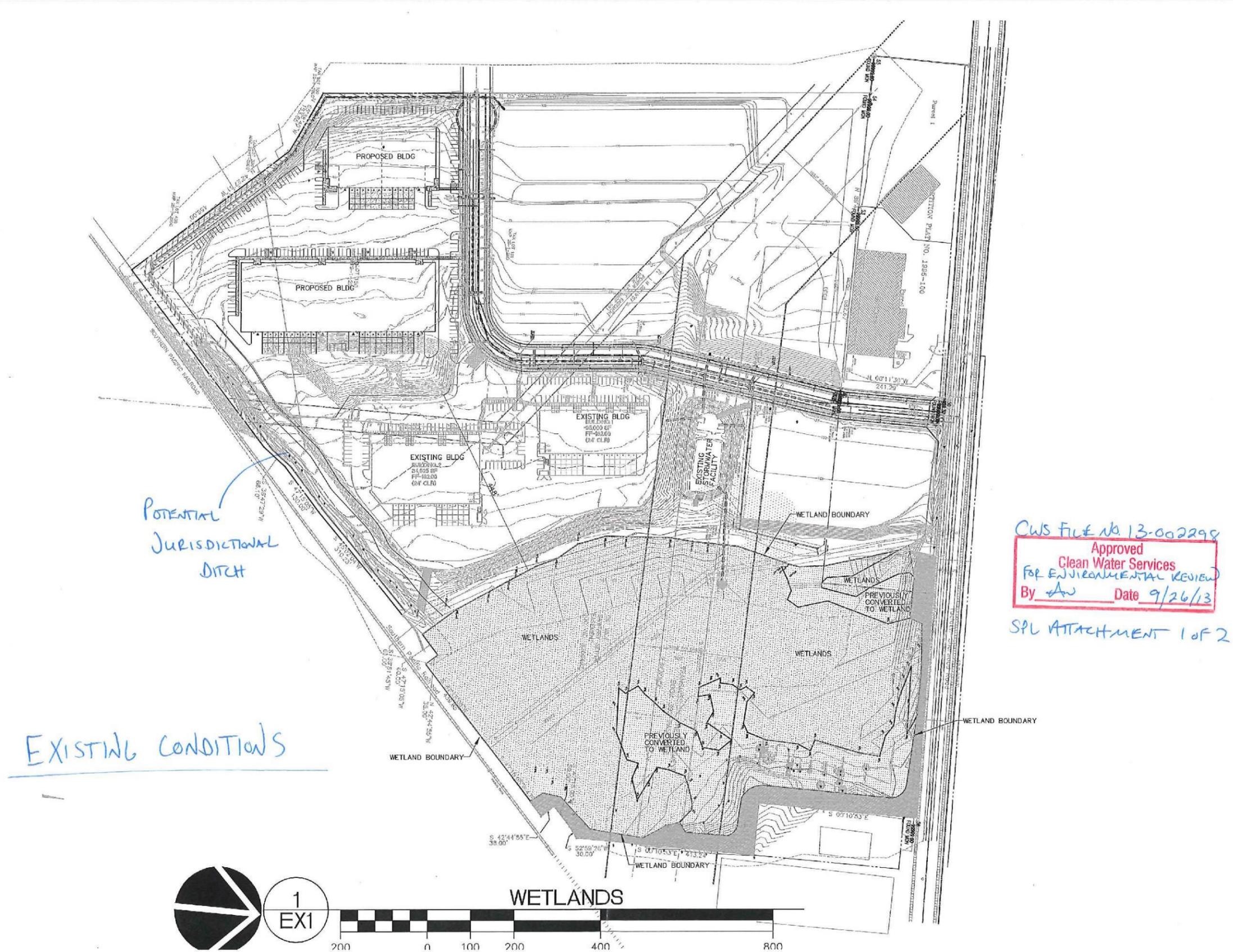
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

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



**Amber Wierck
Environmental Plan Review**

Attachments (2)





Architecture • Interiors
Planning • Engineering

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www.mcknze.com

MACKENZIE.

CLIENT:
ORWA
SHERWOOD, LLC
8320 NE HWY 99
VANCOUVER, WA
98665

PROJECT:
SHERWOOD
INDUSTRIAL PARK

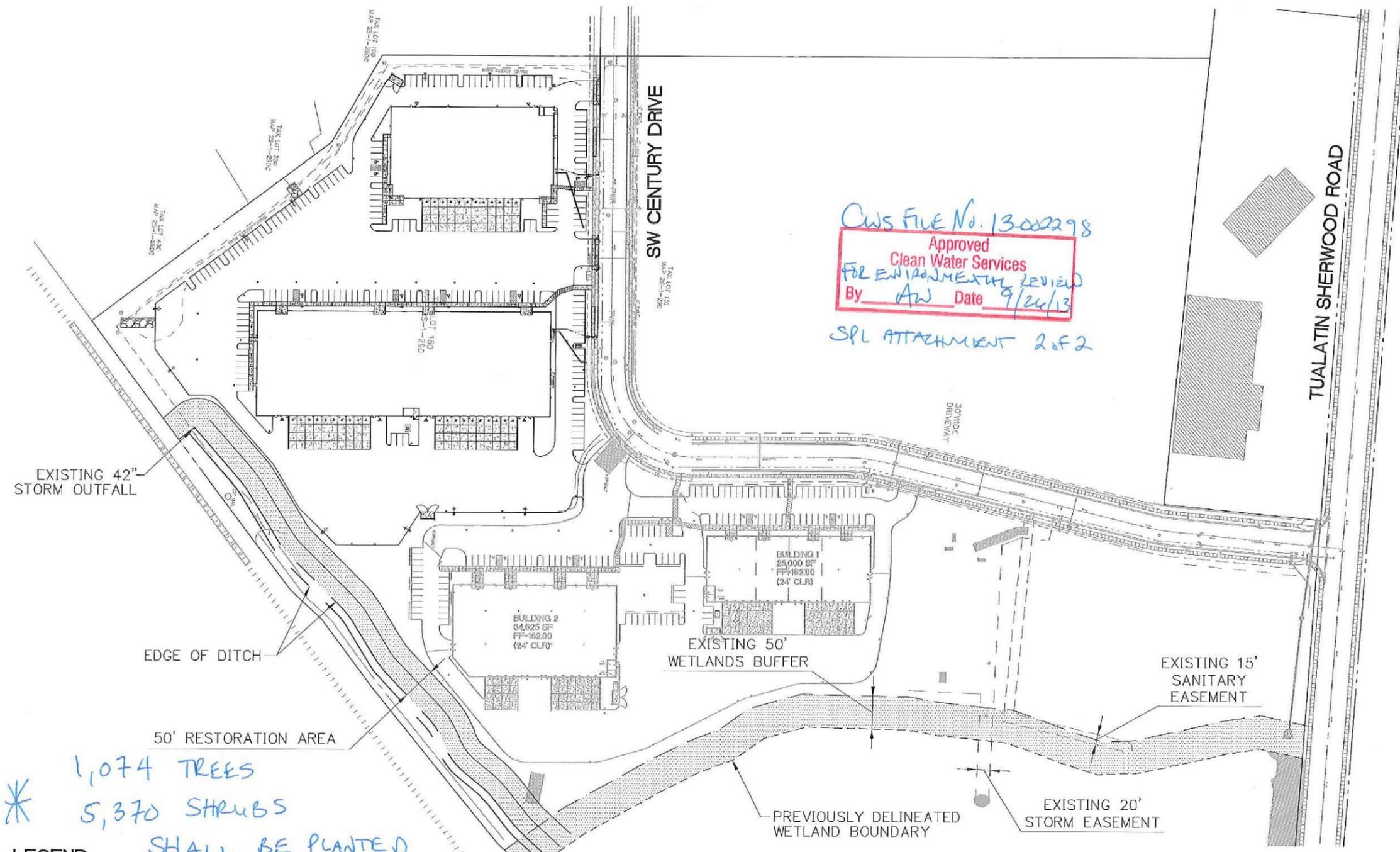
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MACKENZIE AND ARE NOT TO BE USED
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WITHOUT PRIOR WRITTEN PERMISSION

SHEET TITLE:
EXHIBIT 1
WETLANDS

DATE:
09/05/13
DRAWN BY:
BTS
CHECKED BY:
RLF

SHEET:
EX1

JOB NO:
2130096.00



CWS File No. 13-002298
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By AW Date 9/24/13
SPL ATTACHMENT 2 of 2

1,074 TREES
5,370 SHRUBS
SHALL BE PLANTED
CONCURRENT
WITH DEVELOPMENT

LEGEND

EXISTING 50' WETLAND
BUFFER/RESTORATION AREA
TOTAL AREA = 107,395 SF
= 2.46 AC



1
EX1



(IN FEET)
1 inch = 150 ft.

PRELIMINARY ONLY
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