

13-002074

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: <u>City of Sherwood</u>	Review Type: <u>Allowed Use</u>
Site Address / Location: <u>Sherwood, OR 97140</u>	SPL Issue Date: <u>March 26, 2014</u>
	SPL Expiration Date: <u>March 25, 2016</u>

Applicant Information:	Owner Information:
Name: _____	Name: _____
Company: <u>BROWNSTONE REAL ESTATE GROUP</u> <u>PO BOX 2375</u>	Company: <u>BROWNSTONE REAL ESTATE GROUP</u> <u>PO BOX 2375</u>
Address: <u>LAKE OSWEGO, OR</u>	Address: <u>LAKE OSWEGO, OR</u>
Phone/Fax: _____	Phone/Fax: _____
E-mail: _____	E-mail: _____

Tax lot ID	Development Activity
<u>2S130CD13400</u>	<u>Cedar Brook Subdivision</u>

Pre-Development Site Conditions:	Post Development Site Conditions:
Sensitive Area Present: <input type="checkbox"/> On-Site <input checked="" type="checkbox"/> Off-Site Variable Due to Slopes	Sensitive Area Present: <input type="checkbox"/> On-Site <input checked="" type="checkbox"/> Off-Site Variable Due to Slopes
Vegetated Corridor Width: _____	Vegetated Corridor Width: <u>Variable Due to Slopes</u>
Vegetated Corridor Condition: _____	_____

Enhancement of Remaining Vegetated Corridor Required: <input type="checkbox"/>	Square Footage to be enhanced: <u>Off-Site VC</u>
--	---

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment: <u>Stormwater Outfall (Allowed Use; No Mitigation Required)</u>	Square Footage: <u>100</u>
_____	_____

Mitigation Requirements:

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

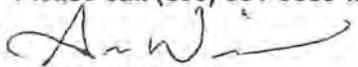
1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive 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 disturbance, an erosion control permit is required. 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. **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

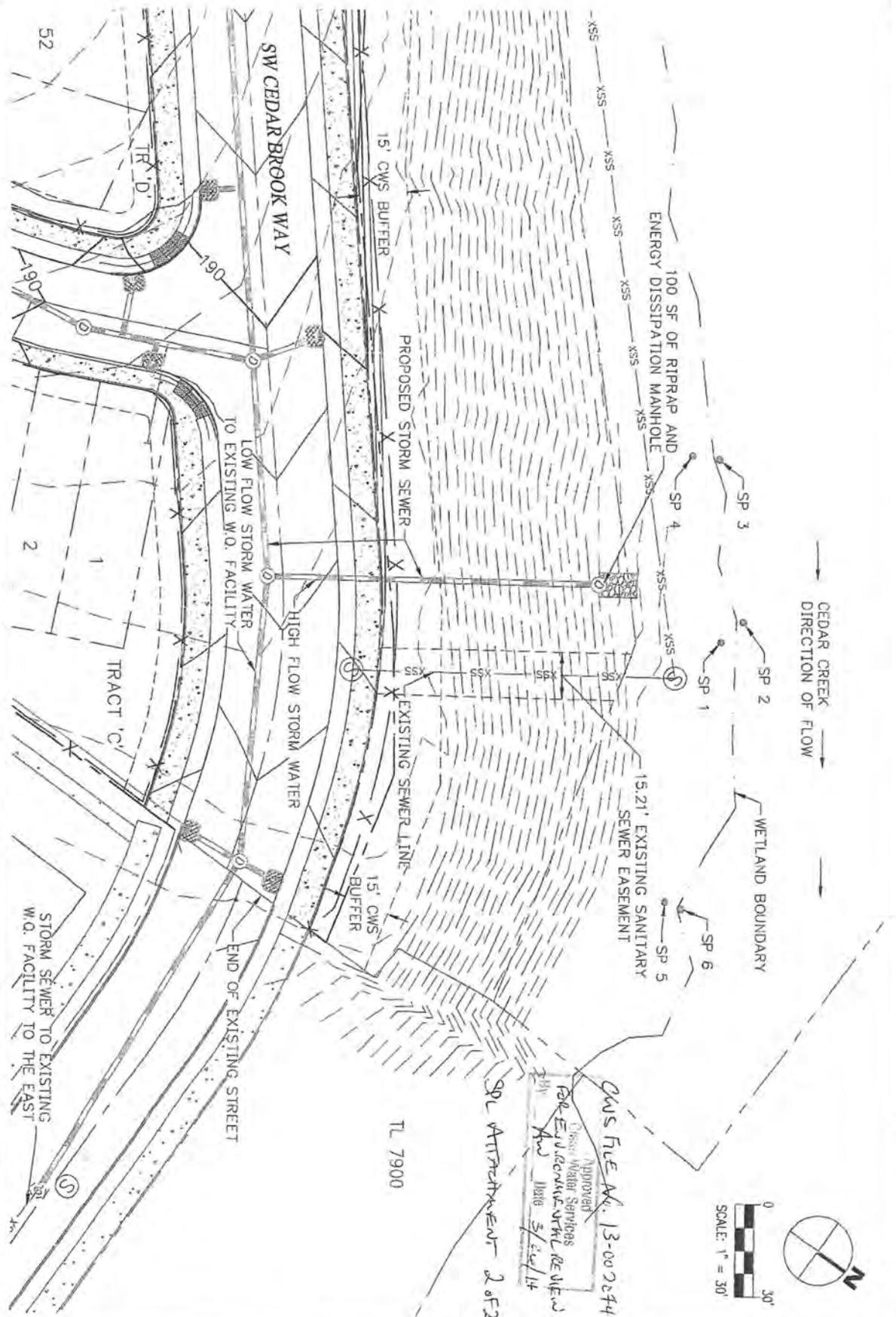
11. The Vegetated Corridor width for sensitive areas off-site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. For Vegetated Corridors that extend 35 feet from the break in slope, the width of Vegetated Corridors may be reduced to 15 feet wide if a stamped geotechnical report confirms that slope stability can be maintained with the reduced setback from the break in slope.
13. 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)



PROJECT NO. 150-005
 REV. DATE: 03/05/2014
 DRAWN BY: KMH
 SHEET No. 1 of 1

**WETLAND DELINEATION
 CEDAR BROOK**

D.R. HORTON
 TAX MAP T2S R1W 30CD TAX LOT 13400
 CITY OF SHERWOOD, OREGON

EMERIO
Design
 6107 SW GURWAY BLVD. SUITE 147
 BEAVERTON, OREGON 97008
 TEL: (503) 515-5526
 FAX: (503) 416-9565

NO.	DATE	REVISIONS

PRELIMINARY GRADING & EROSION CONTROL PLAN

66-LOT SUBDIVISION & PUD
CEDAR BROOK & TAX MAP T2S R1W 30CD

Case File No. 13-002074
 Approved
 High Water Services
 FOR ENVIRONMENTAL REVIEW
 By: AW Date: 3/26/14
 SPL ATTACHMENT 1 of 2

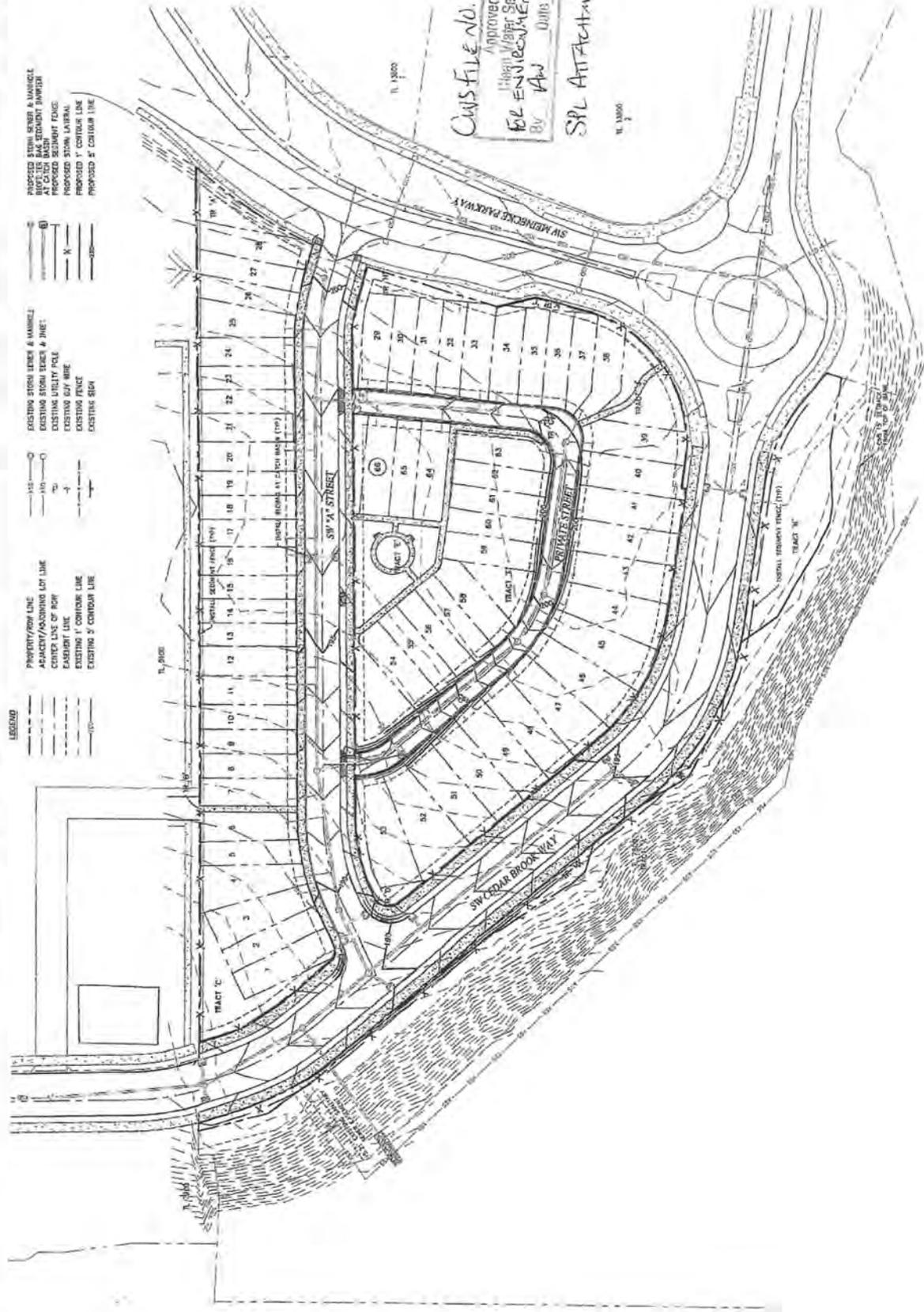


- PROPOSED STORM SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- PROPOSED STORM FORCE MAIN
- EXISTING STORM FORCE MAIN
- PROPOSED SEWAGE LATERAL
- EXISTING SEWAGE LATERAL
- PROPOSED 1" CONTOUR LINE
- EXISTING 1" CONTOUR LINE
- PROPOSED 2" CONTOUR LINE
- EXISTING 2" CONTOUR LINE

- EXISTING STORM SEWER & MANHOLE
- EXISTING STORM FORCE MAIN
- EXISTING UTILITY POLE
- EXISTING UTILITY WIRE
- EXISTING FENCE
- EXISTING SIGN

- PROPERTY/ROW LINE
- ADJACENT/ADJOINING LOT LINE
- CENTER LINE OF ROW
- EXISTING LOT LINE
- EXISTING 1" CONTOUR LINE
- EXISTING 2" CONTOUR LINE

- LEGEND





Oregon

John A. Kitzhaber, MD, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregonstatelands.us

March 14, 2014

Randy Meyers
Brownstone Real Estate
P.O. Box 2375
Lake Oswego, OR 97035

State Land Board

John A. Kitzhaber, MD
Governor

Re: Wetland Delineation Report for the Proposed Kennedy Court
Townhomes Site, Washington County; T2S R1W Sec. 30CD,
Tax Lot 13400; WD #13-0369

Kate Brown
Secretary of State

Dear Mr. Meyers:

Ted Wheeler
State Treasurer

The Department of State Lands has reviewed the wetland delineation report prepared by Schott and Associates for the site referenced above. Based upon our review, we concur with their conclusions that, within the study area, no wetlands or waterways were identified. Please replace all copies of the preliminary wetland map with the final Department-approved map, Revised Figure 4.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity, or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5232 if you have any questions.

Sincerely,


Peter Ryan, PWS
Wetland Specialist

Approved by


Kathy Verble, CPSS
Acting Wetlands Program Manager

Enclosures

ec: Martin Schott, Schott and Associates
City of Sherwood Planning Department
Mike Turaski, Corps of Engineers
Amber Wierck, Clean Water Services
Charles Redon, DSL

W# 13-0369

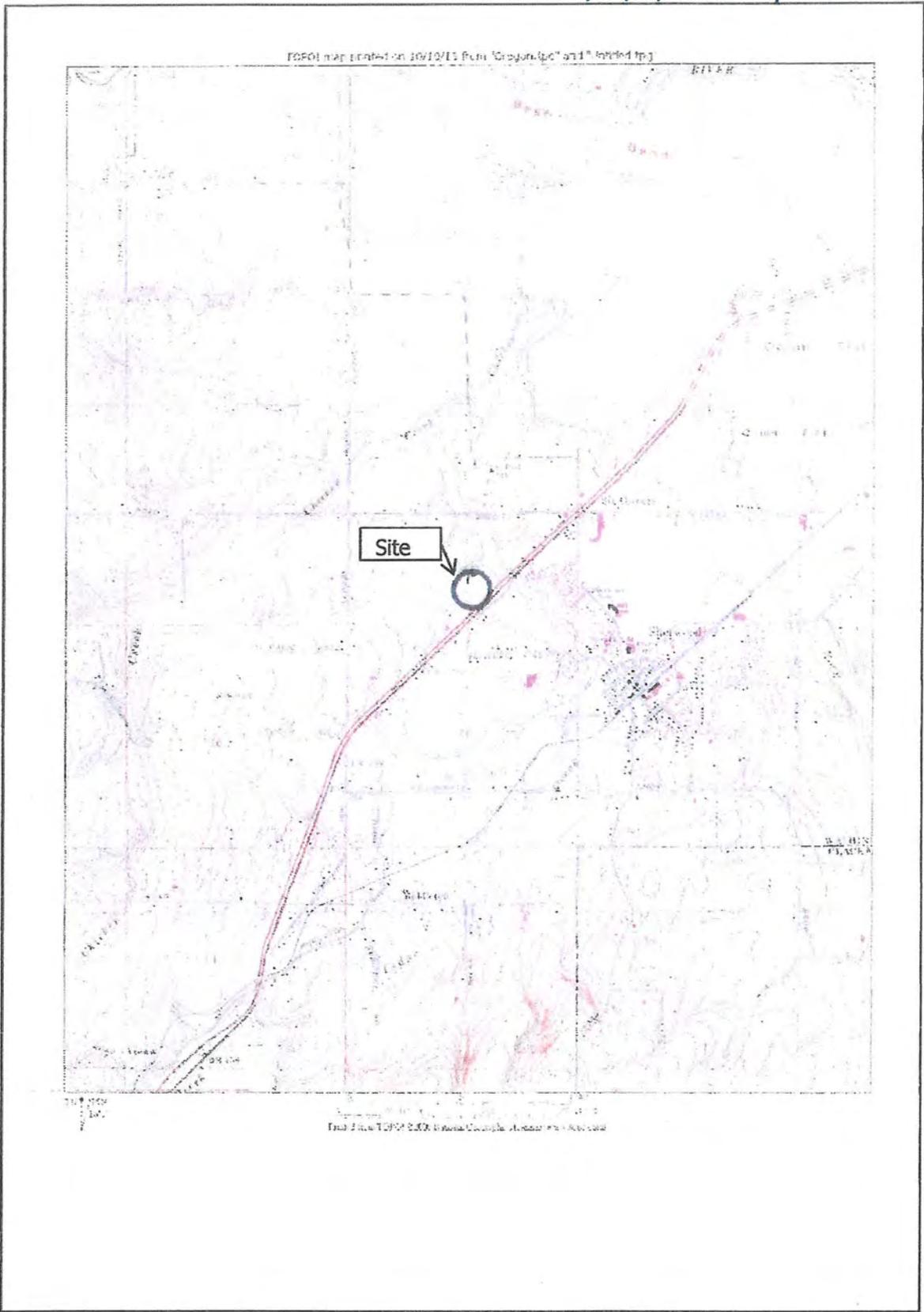


Figure 1-Site Vicinity Map
Kennedy Court
S&A 2270

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007



DSL WD # 13-0369

Approval Issued 3/14/2014

Approval Expires 3/14/2019

Study Area Boundary

Figure 4-Aerial Photo with sample plot (SP) and photo point (PP) locations
Kennedy Court
S&A 2270

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

Mapping Method & Precision Statement:
Base map downloaded from Google earth,
Sampling points mapped by hand using
visible land marks (+/- 20')

Review

Washington County, Oregon

05/12/2008 09:30:53 AM

2008-042952

D-DBS

Cnt=1 Str=6 J GREGORY

\$45.00 \$5.00 \$11.00 - Total = \$61.00



01249457200800429520090099

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



Relinquishment Deed

4506
500
1100

Right of Way Files 6962001 - 6962011

Relinquishment No. 6962000A
Jurisdictional Transfer Agreement No. 726
Meinecke/Handley @ 99W Section
Pacific Highway West
Washington County, Oregon

In order to complete the terms of Cooperative Improvement & Preliminary Engineering and Construction Finance & Abandonment and Retention Agreement No. 726, dated May 28, 2002, between the **STATE OF OREGON, by and through its Department of Transportation**, hereinafter called "State", and **CITY OF SHERWOOD, by and through its Elected Officials**, hereinafter called "City", State does hereby relinquish unto City its right, title and interest in relocated S.W. Handley Street, relocated Meinecke Road and relocated Smith Road, or portions thereof, as provided for in said agreement, BUT ONLY SO LONG AS USED FOR PUBLIC ROAD PURPOSES. IF SAID RIGHT OF WAY IS NO LONGER USED FOR PUBLIC ROAD PURPOSES, IT SHALL AUTOMATICALLY REVERT TO STATE. The area being relinquished is described in the legal description and accompanying map, marked Exhibit "A" and Exhibit "B" respectively, attached hereto and by this reference made a part hereof.

The property above described is transferred subject to the rights of any utilities located within said property and further subject to the rights of the owners of said existing facilities if any there be, to operate, reconstruct, and maintain their utility facilities presently located within said property.

The Oregon Transportation Commission, by a duly adopted Delegation Order No. 3, dated June 18, 2003, and Sub-delegation Order No. 4, dated July 7, 2005, and Letter of Authority paragraph No. 13, dated February 22, 2002, authorize the State Right of Way Manager to sign this Relinquishment for and on behalf of the Commission.

By Richard R. Dunlap
Richard R. Dunlap
Acting State Right of Way Manager

Date: 3/18/08

STATE OF OREGON, County of Marion

Dated March 18, 2008. Personally appeared Richard R. Dunlap, who being sworn, stated that he is the Acting State Right of Way Manager for the State of Oregon, Department of Transportation, and that this document accurately reflects action taken by the Oregon Transportation Commission. Before me

Dale R. Shafer
Notary Public for Oregon
My Commission expires 11/01/2011

3/14/08
Page 1 - Relinquishment

RETURN TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
355 CAPITOL STREET NE, ROOM 420
SALEM OR 97301-3871



Right of Way Files 6962001 - 6962011

Relinquishment No. 6962000A
Jurisdictional Transfer Agreement No. 726
Meinecke/Handley @ 99W Section
Pacific Highway West
Washington County, Oregon

Title as hereinabove relinquished and as shown on accompanying legal description and map, Exhibit "A" and Exhibit "B", is hereby accepted by City of Sherwood as completion of said agreement between State and City dated May 28, 2002.

Accepted on behalf of City of Sherwood

By *Rose E. Schully*

Date 4-30-08

To Be Relinquished To City Of Sherwood

That certain real property consisting of 11 parts situated in Sections 30 and 31, Township 2 South, Range 1 West, W.M., Washington County Oregon:

Part 1 being that property designated as Parcels 2, 3, 4, 5 and 6 and acquired by the State of Oregon, by and through its Department of Transportation, in that Stipulated Final Judgment dated October 17, 2002, entered as Circuit Court Case No. C021244CV, Washington County, Oregon.

Part 2 being that property acquired by the State of Oregon, by and through its Department of Transportation, in that Final Judgment dated November 3, 2003, entered as Circuit Court Case No. C021312CV, Washington County, Oregon.

Part 3 being that property described in that Deed to the State of Oregon, by and through its Department of Transportation, recorded May 21, 2002 as Microfilm Document No. 2002-058710 of Washington County Book of Records;

Part 4 being that property described in that Special Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded August 18, 2002 as Microfilm Document No. 2002-094895 of Washington County Book of Records;

Part 5 being that property described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded April 29, 2002 as Microfilm Document No. 2002-050820 of Washington County Book of Records.

Part 6 being that property acquired by the State of Oregon, by and through its Department of Transportation, in that Final Judgment dated March 18, 2003, entered as Circuit Court Case No. C021243CV, Washington County, Oregon;

Part 7 being that property acquired by the State of Oregon, by and through its Department of Transportation, in that Stipulated Final Judgment dated April 29, 2003, entered as Circuit Court Case No. C021660-CV, Washington County, Oregon.

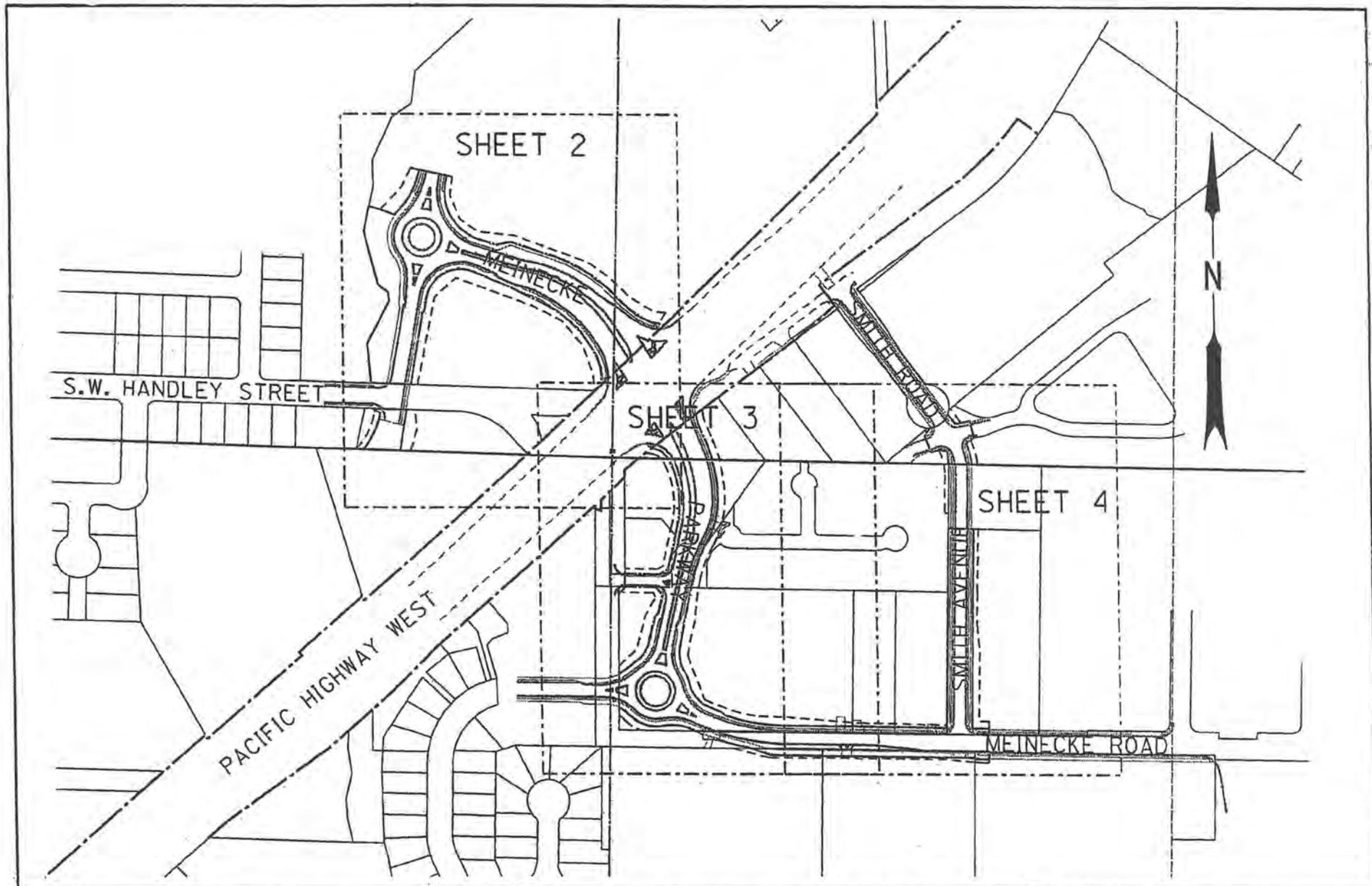
Part 8 being that property described in that Deed to the State of Oregon, by and through its Department of Transportation, recorded June 4, 2002 as Microfilm Document No. 2002-063993 of Washington County Book of Records;

Part 9 being that property designated as Parcel 1 and that permanent easement designated as Parcel 2, and acquired by the State of Oregon, by and through its Department of Transportation, in that Stipulated General Judgment dated January 4, 2005,

entered as Circuit Court Case No. C021659CV, Washington County Oregon; and recorded January 24, 2005 as Microfilm Document No. 2005-008029 of Washington County Book of Records.

Part 10 being that property described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded as Microfilm Document No. 2002-21557 of Washington County Book of Records

Part 11 being that property designated as Parcel 1 and those permanent easements designated as Parcels 2 and 3 and described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded December 6, 2002 as Microfilm Document No. 2002-148476 of Washington County Book of Records.

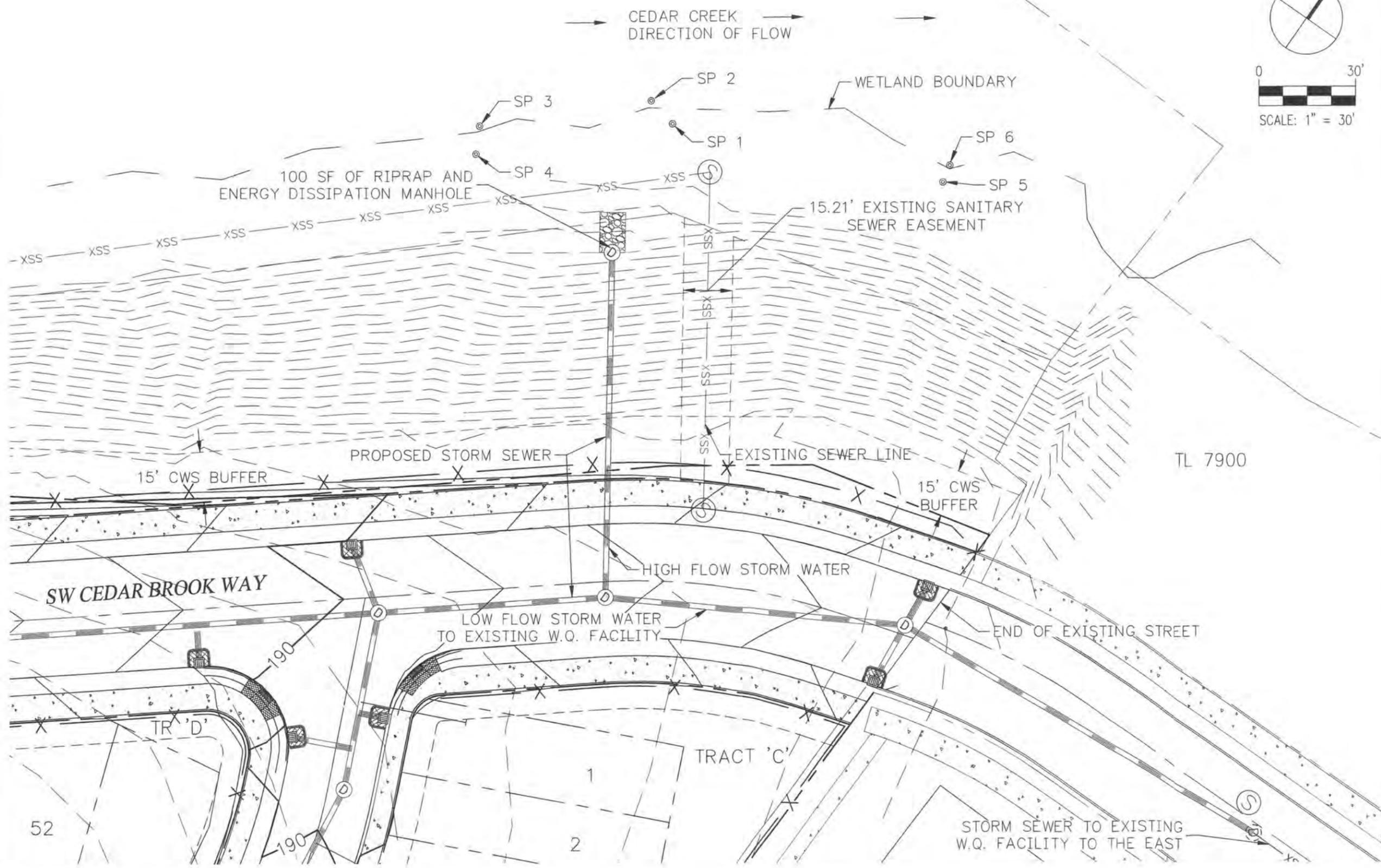


OREGON DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY
RELINQUISHMENT
EXHIBIT B SHEET 1 OF 4

Section	Meinecke/Handley@99W (AM Program)	Scale	NTS
Highway	Pacific Highway West	Date	March, 2008
County	Washington County	File	6962000A
		See Drawing 1A-23-7	



EMERIO
Design

6107 SW MURRAY BLVD. SUITE 147
BEAVERTON, OREGON 97008
TEL: (503) 515-5528
FAX: (503) 639-9592
www.emeriodesign.com

**WETLAND DELINEATION
CEDAR BROOK**

D.R. HORTON
TAX MAP T2S R1W 30CD TAX LOT 13400
CITY OF SHERWOOD, OREGON

PROJECT NO. 150-005
REV. DATE: 03/05/2014
DRAWN BY: KMH
SHEET No. 1 of 1

52

STORM SEWER TO EXISTING
W.Q. FACILITY TO THE EAST

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report and submit to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279. Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Randy Myers Brownstone Real Estate PO Box 2375 Lake Oswego, Oregon 97035	Business phone # 503-358-4460 Mobile phone # (optional) E-mail: Randy@BrownstoneHomes.Net
---	---

<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address: Same as above	Business phone # Mobile phone # E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Randy Myers</u> Signature: _____	
Date: _____ Special instructions regarding site access: _____	

Project and Site Information (using decimal degree format for lat/long., enter centroid of site or start & end points of linear project)			
Project Name: Kennedy Court	Latitude: 45 21 44.85"N	Longitude: -122 51'27.85"W	
Proposed Use: Townhomes	Tax Map # 2S 1W Sec 30		
Project Street Address (or other descriptive location): North of the western terminus of SW Meinecke and east of a tributary of Cedar Creek	Township 2S	Range 1W	Section 30 QQ CD
	Tax Lot(s) 13400		
City: Sherwood County: Washington	Waterway: na	River Mile:	
	NWI Quad(s):		

Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Schott and Associates Attn: Martin Schott PO Box 589 Aurora, OR 97002	Phone # 503.678.6007 Mobile phone # E-mail: Martin@schottandassociates.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: _____	Date: _____

Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent			
Wetland/Waters Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Study Area size: 5.77AC	Total Wetland Acreage: none	

Check Box Below if Applicable:		Fees:	
<input type="checkbox"/> R-F permit application submitted	<input checked="" type="checkbox"/> Fee payment submitted \$ 388.	<input type="checkbox"/> Fee (\$100) for resubmittal of rejected report	
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> No fee for request for reissuance of an expired report		
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)			
<input type="checkbox"/> Industrial Land Certification Program Site			
<input type="checkbox"/> Reissuance of a recently expired delineation			
Previous DSL # _____	Expiration date _____		
Other Information:	Y N		
Has previous delineation/application been made on parcel?	<input checked="" type="checkbox"/> <input type="checkbox"/>	If known, previous DSL # WD06-0016	
Does LWI, if any, show wetland or waters on parcel?	<input type="checkbox"/> <input checked="" type="checkbox"/>		

For Office Use Only			
DSL Reviewer: _____	Fee Paid Date: ____ / ____ / ____	DSL WD # _____	
Date Delineation Received: ____ / ____ / ____	DSL Project # _____	DSL Site # _____	
Scanned: <input type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App. # _____	

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Schott & Associates

Ecologists and Wetland Specialists

PO Box 586, Aurora, OR 97002 • (503) 678-6007 • Fax (503) 678-6011

Page 7

S&A#: 2270

(A) Landscape Setting and Land Use

The 5.77 acre site is located north of the western terminus of SW Meinecke, and east of a tributary of Cedar Creek. There is an apartment complex east of the site. The landform is a terrace. The topography is relatively flat, with a slight slope to the west. There is a new rail fence along the western property line.

(B) Site Alterations

Historically the site was farmed until approximately 2000. Since then the site appears to be mowed annually to reduce fire danger. There used to be a house and barn near the current intersection of Meinecke and Cedar Brook Way as well as an out building north of the road stub.

(C) Precipitation Data and Analysis

The site was visited on May 23rd, 2013. The Beaverton weather station recorded 0.69" of rain that day (accuweather.com). Total precipitation recorded in the two weeks prior to the site visit was 2.7 inches. One inch of that was from May 22nd. Precipitation for February and March were well below average according to the Beaverton WETS table. Precipitation for April was within normal range. After the heavy rains immediately prior to and during the site visit, rainfall for May was above average for the month. Between October 1st 2012 and May 23rd, 2012 a total of 30.85" of precipitation was recorded. This is 89% percent of the water year average and well within normal range.

Table 1. Precipitation Summary and WETS Averages

Month	2013 Precipitation	WETS Average	WETS Range	Percent of Average
April	2.07"	2.74"	1.88"-3.27"	76%
May	4.06	2.34	1.48-2.82	174%
June	0.99"	1.63	1.03-1.97"	60%
July	T	0.7	0.28-0.86	0%
Water Year*	36.52	37.05		98%

(D) Site Specific Methods

Schott and Associates walked the subject property to assess the presence or absence of onsite wetlands and waters. The 1987 Manual and Regional Supplement for Mountains and Valleys West Region were used to determine presence or absence of State of Oregon wetland boundaries and the Federal jurisdictional wetlands.

During the site walk low lying or depressional areas were identified, and sample plots were established in areas that had the greatest potential to have wetland characteristics. Three sample plots were established. The first two sample plots were established in slight swales. The third sample plot was a low lying area adjacent to the apartment complex.

(E) Description of All Wetlands and Other Non-Wetland Waters

No wetlands were found on the site. No other waters were observed on the site.

(F) Deviation from LWI or NWI

There are no wetlands mapped on the site by the NWI, or Sherwood's LWI

(G) Mapping Method

The sample plots were located using aerial photographs.

(H) Additional Information

The project area has been delineated in 2006 (WD06-0016)

(I) Results and Conclusions

Based on soil, vegetation and hydrology data taken in the field there are no wetlands on the site. The soils were mapped as the Quatama series, which is not a listed hydric soil. The sample plots generally confirmed the soil series. The soil had a color of 10YR 4/3, which is too bright to be hydric. The texture was a silt loam. Himalayan blackberry was common throughout the site. Because the site is mowed annually blackberry has not formed a dense thicket. Associated grasses include; sweet vernal grass, colonial bentgrass and velvet grass. There were no positive indicators of wetland hydrology on the site.

(J) Disclaimer

This report documents the investigation, best professional judgment and the conclusions of the investigator. It is correct and complete to the best of my knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Oregon Department of State lands in accordance with OAR 141-090-0005 through 141-090-0055.

Appendix A: Maps

Schott & Associates

Ecologists and Wetland Specialists

PO Box 588, Aurora, OR 97002 • (503) 678-6097 • Fax (503) 678-6011

Page 3

S&A:2270

FIGURE 1. LOCATION MAP

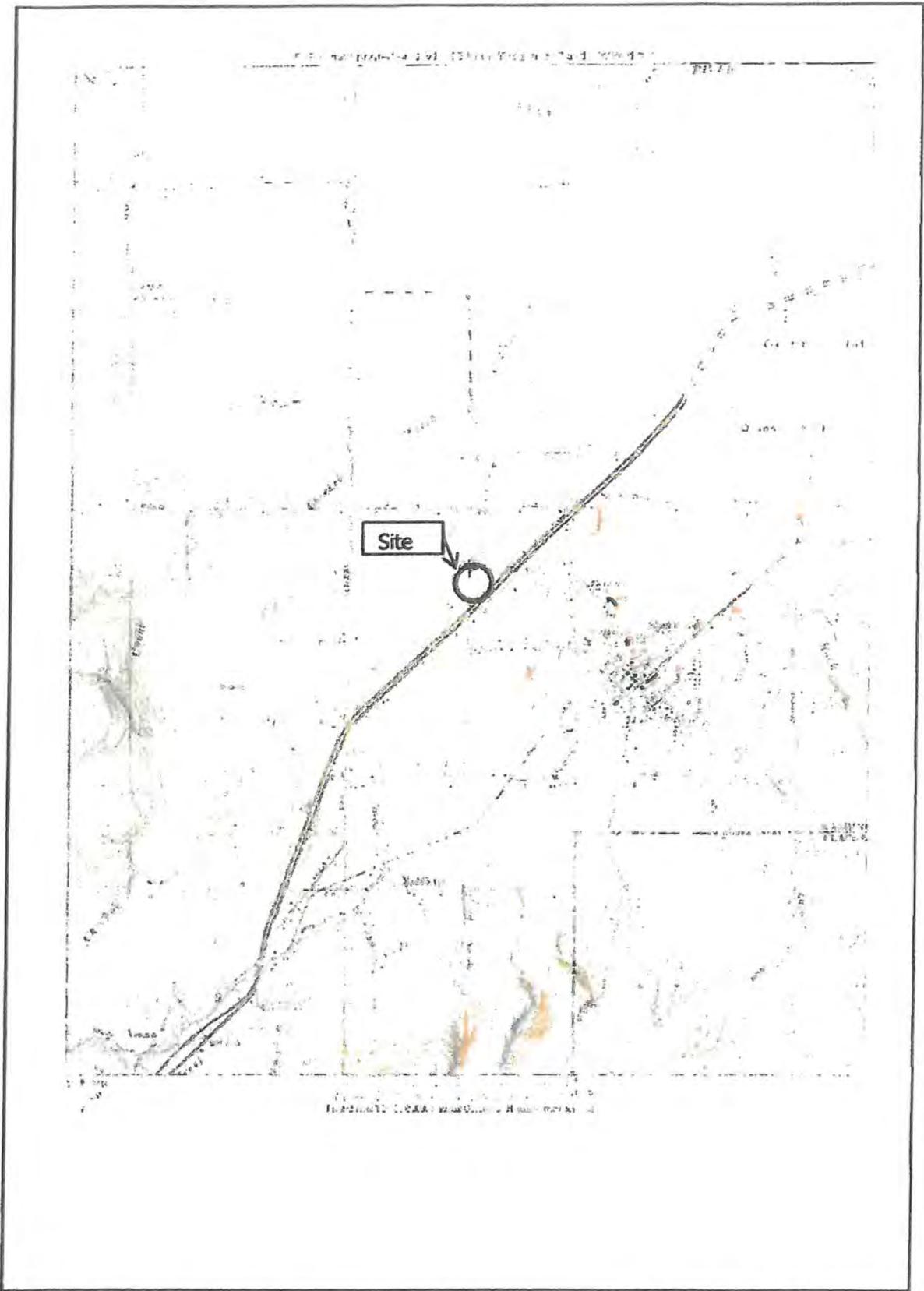
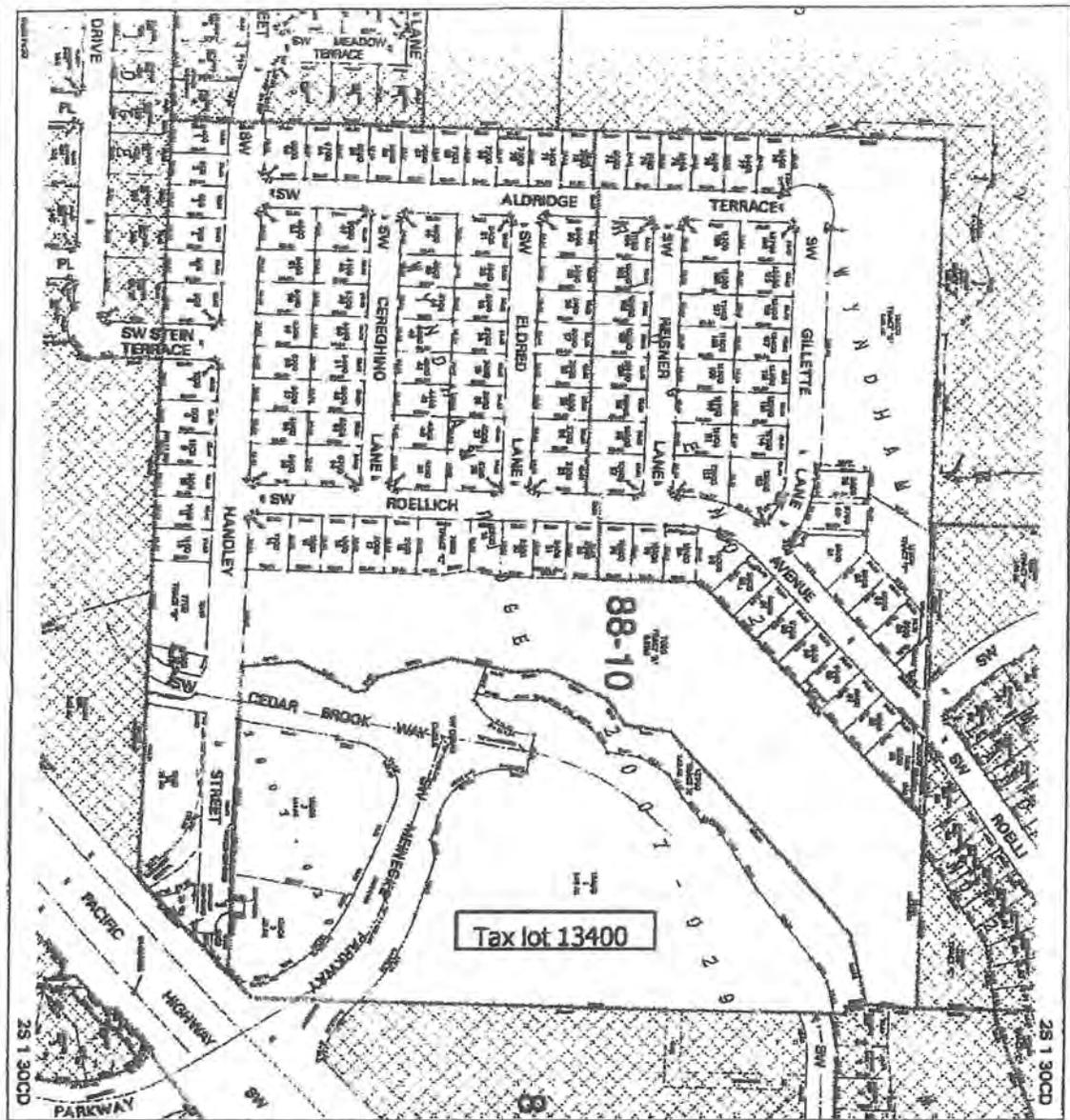


Figure 1-Site Vicinity Map
Kennedy Court
S&A 2270

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

FIGURE 2-2A. TAX MAP



ASSESSOR'S OFFICE
 PROPERTY TAX DEPARTMENT
 1000 N. 10TH AVE.
 SUITE 100
 DENVER, CO 80202
 PHONE: 303.233.3000
 FAX: 303.233.3001
 WWW.DENVERGOV.COM

WASHINGTON COUNTY OREGON
 DATA FROM SECTION 20 THE REV. W.L.
 1988 - 1989

25 1 30CCD

Figure 2- Tax Lot Map TL#13400
 Kennedy Court
 S&A 2270

Schott & Associates
 P.O. Box 589
 Aurora, OR. 97002
 503.678.6007

FIGURE 3 SOIL SURVEY MAP

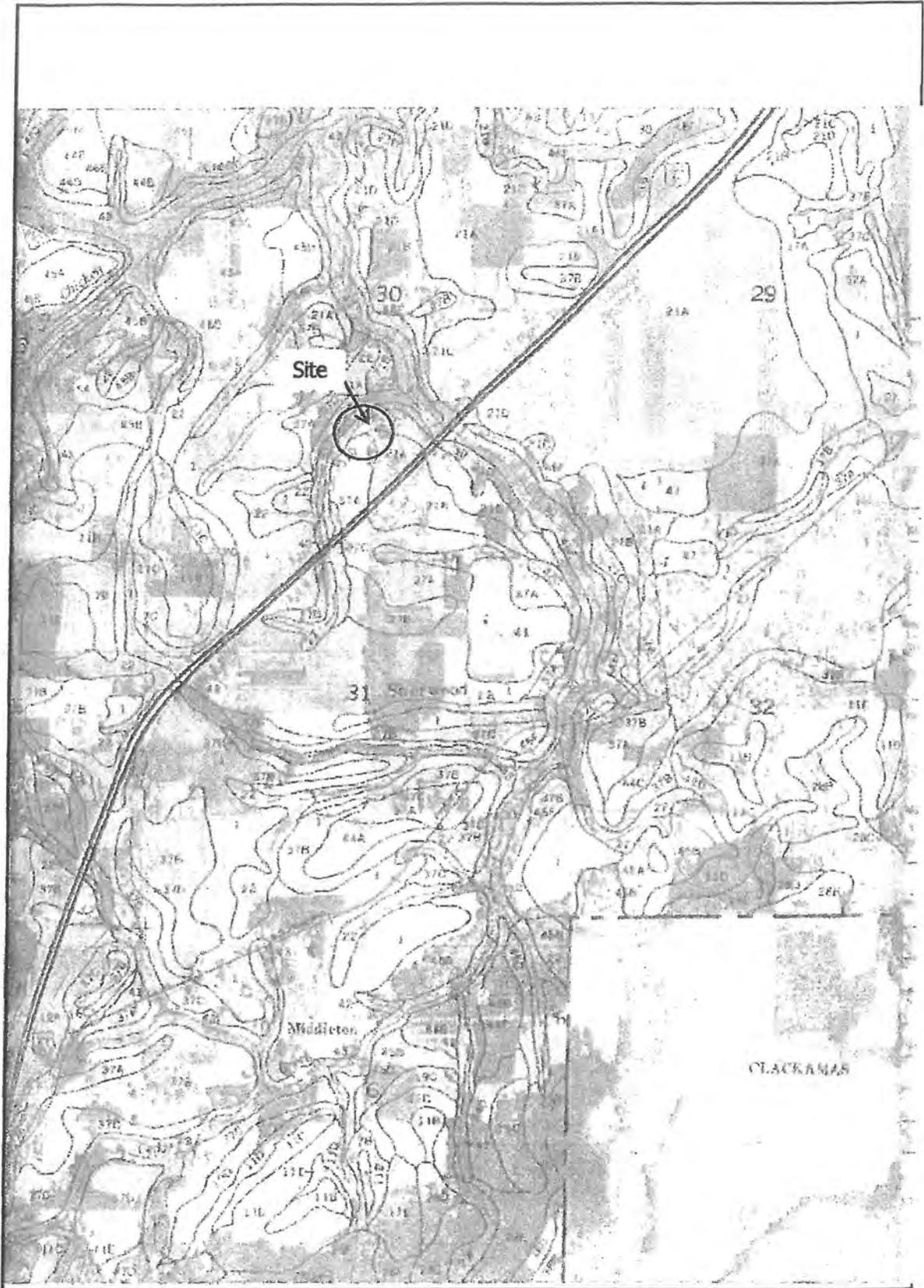


Figure 3-Soils Map /Soils Unit Name-Quatama
Kennedy Court
S&A 2270

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

FIGURE 4. AERIAL PHOTOGRAPH W/ SAMPLE PLOT LOCATIONS



Figure 4-Aerial Photo with sample plot (SP) and photo point (PP) locations
Kennedy Court
S&A 2270

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

FIGURE 5. LWI MAP

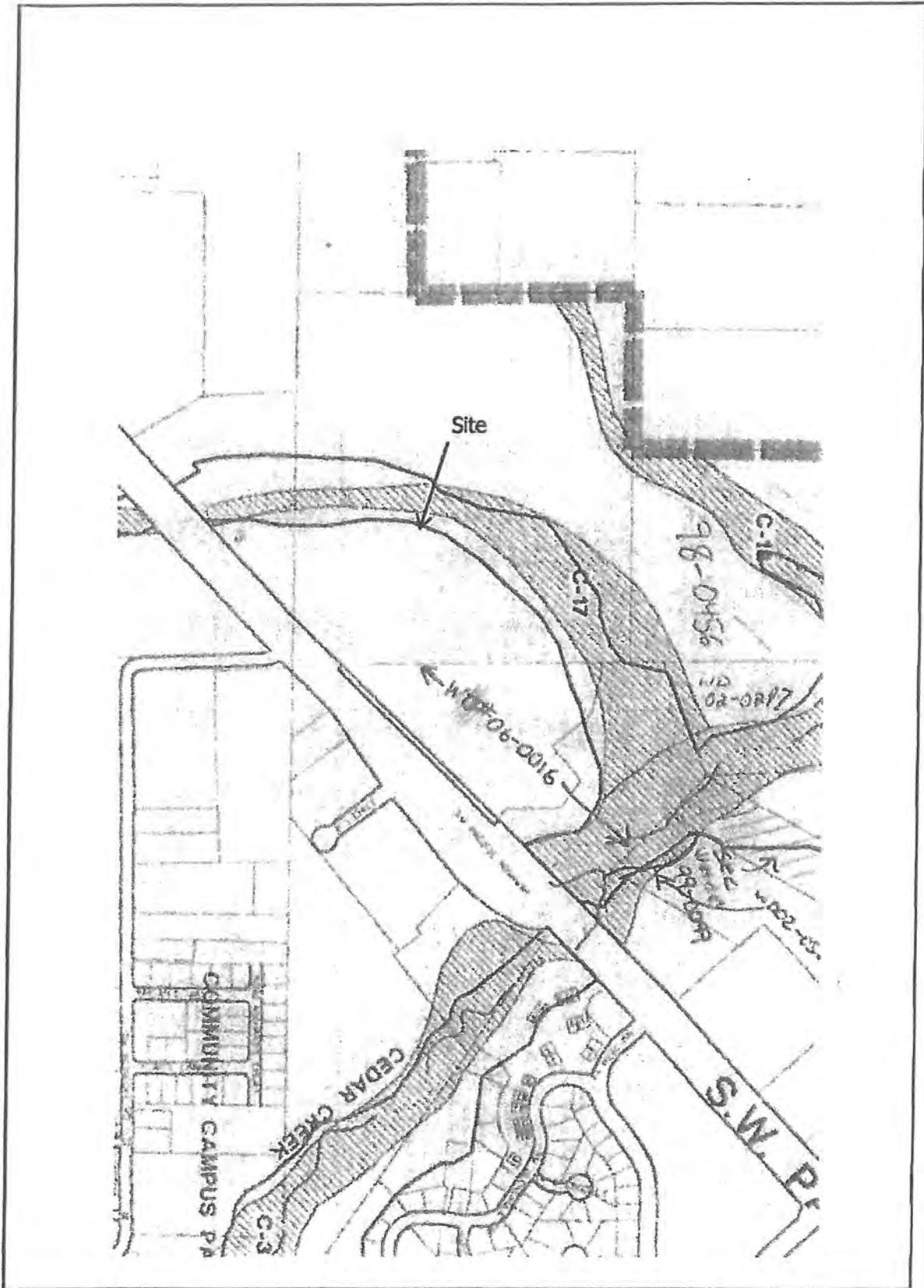


Figure 5 LWI Map
 Kennedy Court
 S&A 2270

Schott & Associates
 P.O. Box 589
 Aurora, OR. 97002
 503.678.6007

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. **Attach this form to the front of an unbound report and submit to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.** Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Randy Myers Brownstone Real Estate PO Box 2375 Lake Oswego, Oregon 97035	Business phone # 503-358-4460 Mobile phone # (optional) E-mail: Randy@BrownstoneHomes.Net
---	---

<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address: Same as above	Business phone # Mobile phone # E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Randy Myers</u> Signature: _____	
Date: _____ Special instructions regarding site access: _____	

Project and Site Information (using decimal degree format for lat/long., enter centroid of site or start & end points of linear project)			
Project Name: Kennedy Court	Latitude: 45 21 44.85"N	Longitude: -122 51 27.85"W	
Proposed Use: Townhomes	Tax Map # 2S 1W Sec 30		
Project Street Address (or other descriptive location): North of the western terminus of SW Meinecke and east of a tributary of Cedar Creek	Township 2S	Range 1W	Section 30 QQ CD
City: Sherwood County: Washington	Tax Lot(s) 13400	Waterway: na	River Mile:
	NWI Quad(s):		

Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Schott and Associates Attn: Martin Schott PO Box 589 Aurora, OR 97002	Phone # 503.678.6007 Mobile phone # E-mail: Martin@schottandassociates.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: _____	Date: _____

Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent			
Wetland/Waters Present?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Study Area size: 5.77AC	Total Wetland Acreage: none

Check Box Below if Applicable:		Fees:	
<input type="checkbox"/> R-F permit application submitted		<input checked="" type="checkbox"/> Fee payment submitted \$ 388.	
<input type="checkbox"/> Mitigation bank site		<input type="checkbox"/> Fee (\$100) for resubmittal of rejected report	
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)		<input type="checkbox"/> No fee for request for reissuance of an expired report	
<input type="checkbox"/> Industrial Land Certification Program Site			
<input type="checkbox"/> Reissuance of a recently expired delineation			
Previous DSL # _____	Expiration date _____		
Other Information:		Y	N
Has previous delineation/application been made on parcel?	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	If known, previous DSL # WD06-0016
Does LWI, if any, show wetland or waters on parcel?	<input type="checkbox"/> <input checked="" type="checkbox"/>		

For Office Use Only			
DSL Reviewer: _____	Fee Paid Date: ____ / ____ / ____	DSL WD # _____	
Date Delineation Received: ____ / ____ / ____	DSL Project # _____	DSL Site # _____	
Scanned: <input type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App. # _____	

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Kennedy Court City/County: Sherwood/Washington Sampling Date: 7/30/13
 Applicant/Owner: Brownstone Real Estate Group State: OR Sampling Point: 1
 Investigator(s): MRS Section, Township, Range: 2S 1W Sec 30 TAX Lot 13400
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): none Slope (%): 1
 Subregion (LRR): A Lat: 45 21'44.85"n Long: 122 51'27.85"w Datum: _____
 Soil Map Unit Name: Quatama NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>20</u> (A/B)
2. _____				
3. _____				
4. _____				
_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>5'r</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species x 1 = _____ FACW species x 2 = _____ FAC species x 3 = _____ FACU species x 4 = _____ UPL species x 5 = _____ Column Totals: (A) (B) Prevalence Index = B/A = _____
1. <u>Rubus discolor</u>	30	X	FACU	
2. _____				
3. _____				
4. _____				
5. _____				
30 = Total Cover				
Herb Stratum (Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≥3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Holcus lanatus</u>	10	x	FAC	
2. <u>Daucus carota</u>	10	x	FACU	
3. <u>Anthoxanthum odoratum</u>	10	x	FACU	
4. <u>Hypericum perforatum</u>	5		FACU	
5. <u>Hypericum radicata</u>	10	x	FACU	
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
45 = Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____				
2. _____				
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>25-litter</u>				

Remarks:

Appendix C: Ground Level Photographs

Schott & Associates

Ecologists and Wetland Specialists

PO Box 589, Astoria, OR 97102 • (503) 678-6097 • Fax (503) 678-6011

Page 10

SEA#: 2270

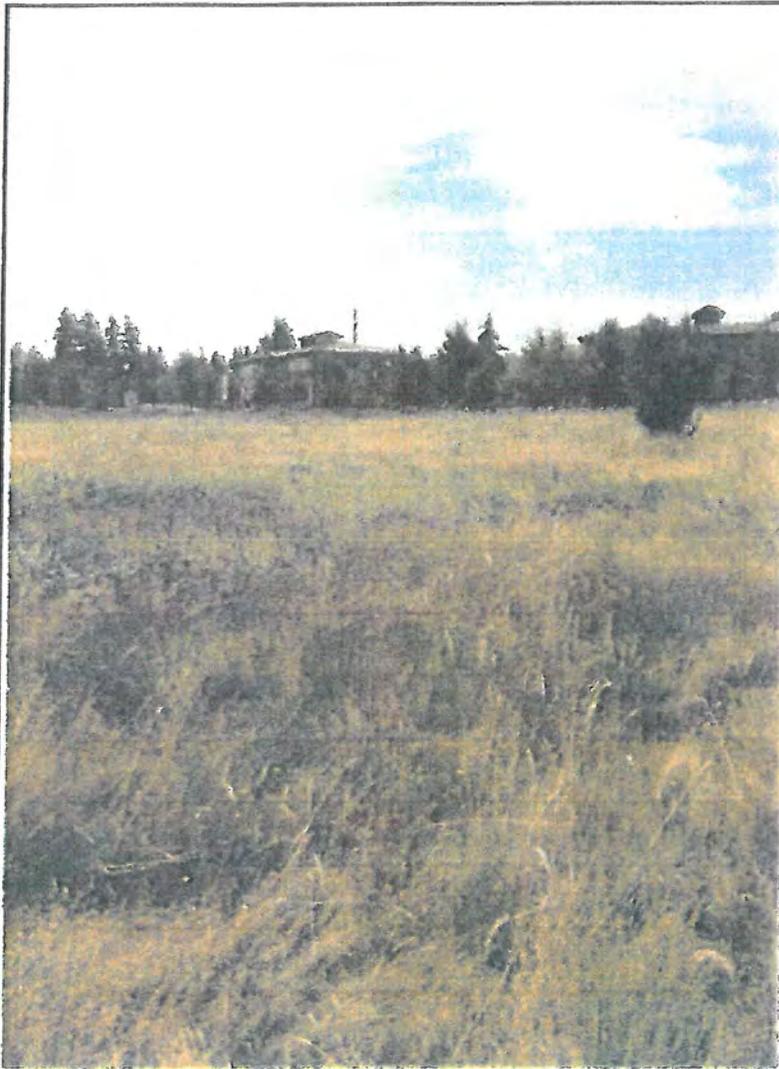


Photo Point 1 facing south

Appendix E-Photos
Kennedy Court
S&A2270

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

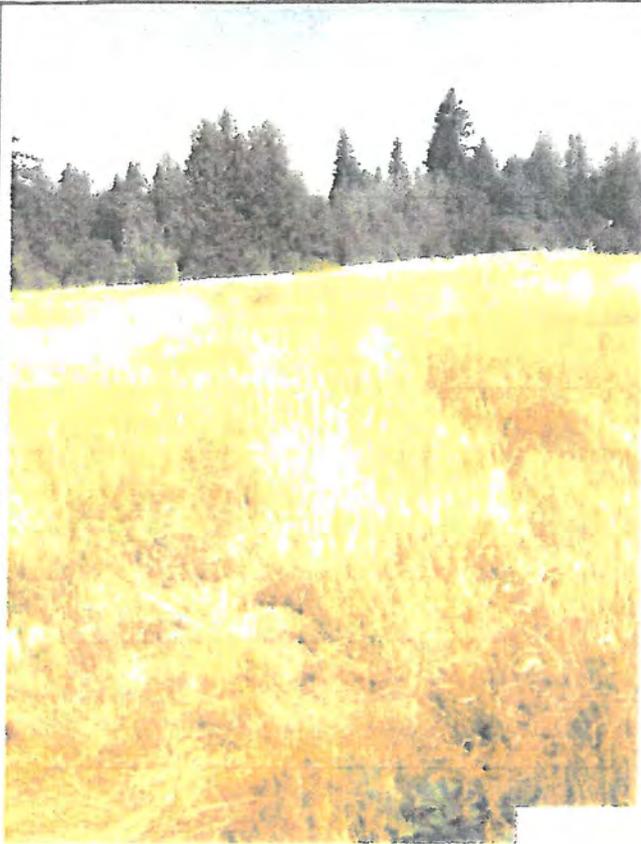
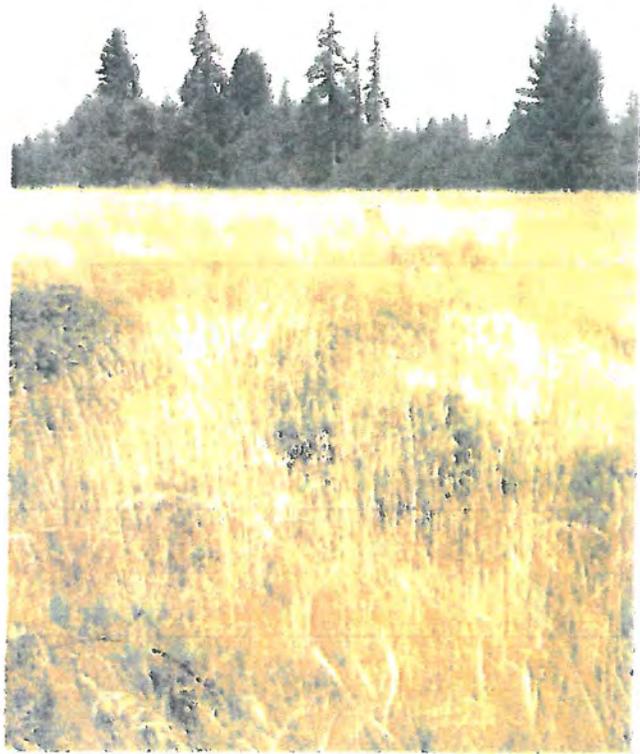


Photo Point 1 facing north

Photo Point 1 facing west



Appendix E; Photos
Kennedy Court
S&A 2270

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

Appendix D: References

- Environmental Laboratory, 1987. *Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, MS.
- Environmental Laboratory, 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0)*, Wetlands Regulatory Assistance Program ERDC/EL TR-10-3 U.S. Army Engineer Research and Development Center. Vicksburg, MS.
- Federal Interagency Committee for Wetland Delineation, 1989. *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, and U.S.D.A. Soil Conservation Service, Washington, D.C. Cooperative technical publication. 138 pp.
- Federal Register, 1980. 40 CFR Part 230: Section 404(b)(1), *Guidelines for Specification of Disposal Sites of Dredged or Fill Material*, Vol. 45, No. 249, pp. 85352-85353, U.S. Govt. Printing Office, Washington, D.C.
- Federal Register, 1982. Title 33, *Navigation and Navigable Waters; Chapter II, Regulatory Programs of the Corps of Engineers*. Vol. 47, No. 138, p. 31810, U.S. Govt. Printing Office, Washington, D.C.
- Federal Register, 1986. 33 CFR Parts 320 through 330, *Regulatory Programs of the Corps of Engineers; Final Rule*, Vol. 51, No. 219 pp. 41206-41259, U.S. Govt. Printing Office, Washington, D.C.
- Kollmorgen Corporation, 1975. *Munsell Soil Color Charts*. Macbeth Division of Kollmorgen Corporation, Baltimore, MD.
- U.S. Army Corps of Engineers – Cold Regions Research and Engineering Laboratory (CRREL). 2012. *State of Oregon NWPL – Final Draft Ratings*
- U.S. Department of Agriculture, Web Soil Survey *Soil Survey of Washington County, Oregon*. U.S.D.A. Soil Conservation Service, Washington, D.C.,

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: Allowed Use
 Site Address / Location: SW Meinecke Parkway and
SW Cedar Brookway SPL Issue Date: April 6, 2009
 SPL Expiration Date: April 6, 2010

Applicant Information:

Name J. Patrick Lucas
 Company Cedar Brook Way, LLC
 Address 20512 SW Roy Rogers Road
Suite, 150
 Phone/Fax _____
 E-mail: jpatricklucas@yahoo.com

Owner Information:

Name J. Patrick Lucas
 Company Cedar Brook Way, LLC
 Address 20512 SW Roy Rogers Road
Suite, 150
 Phone/Fax _____
 E-mail: jpatricklucas@yahoo.com

Tax lot ID

Development Activity

2S130CD13400

Commercial Development

2S130CD13700; 07800

Off-site

Path; Sanitary Sewer Connections

2S130CD13700

Off-site

Stormwater Outfalls

Pre-Development Site Conditions:

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Variable due to slopes
 Vegetated Corridor Width: _____
 Vegetated Corridor Condition: Good/Degraded

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: Variable due to slopes

Enhancement of Remaining
 Vegetated Corridor Required:

Square Footage to be enhanced: 2,190

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Off-site; Stormwater Outfall (Allowed Use)</u>	<u><100</u>
<u>Off-site; Sanitary Sewer Connections and Stormwater Infrastructure (Temporary Impact)</u>	<u>2,190</u>
<u>Off-site; Path (Permanent Impact)</u>	<u>4,096</u>
Total	6,286

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site Mitigation</u>	<u>2,680/ 1:1</u>
<u>Off-site Mitigation</u>	<u>2,124/1.5:1</u>

Conditions Attached Development Figures Attached (6) 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. 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. **No activity authorized.**
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. **An Erosion Control Permit from CWS is required prior to ground disturbance activity.** 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 swale 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 near the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area. **All of the Vegetated Corridor is off-site; therefore the only enhancement proposed is for temporary encroachment areas within the Vegetated Corridor.**
12. **Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan for the temporarily impacted areas and on and off-site areas proposed as mitigation.** 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", if applicable.
13. 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, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
14. Clean Water Services 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).
15. 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.

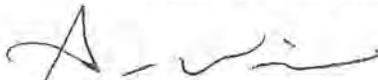
16. Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2, Table 2-1 and Section 2.10, Table 2-2.
17. Clean Water Services shall require an easement over the on-site and off-site mitigated Vegetated Corridor conveying storm and surface water management to Clean 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

18. **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.
19. **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).
20. **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.
21. **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.

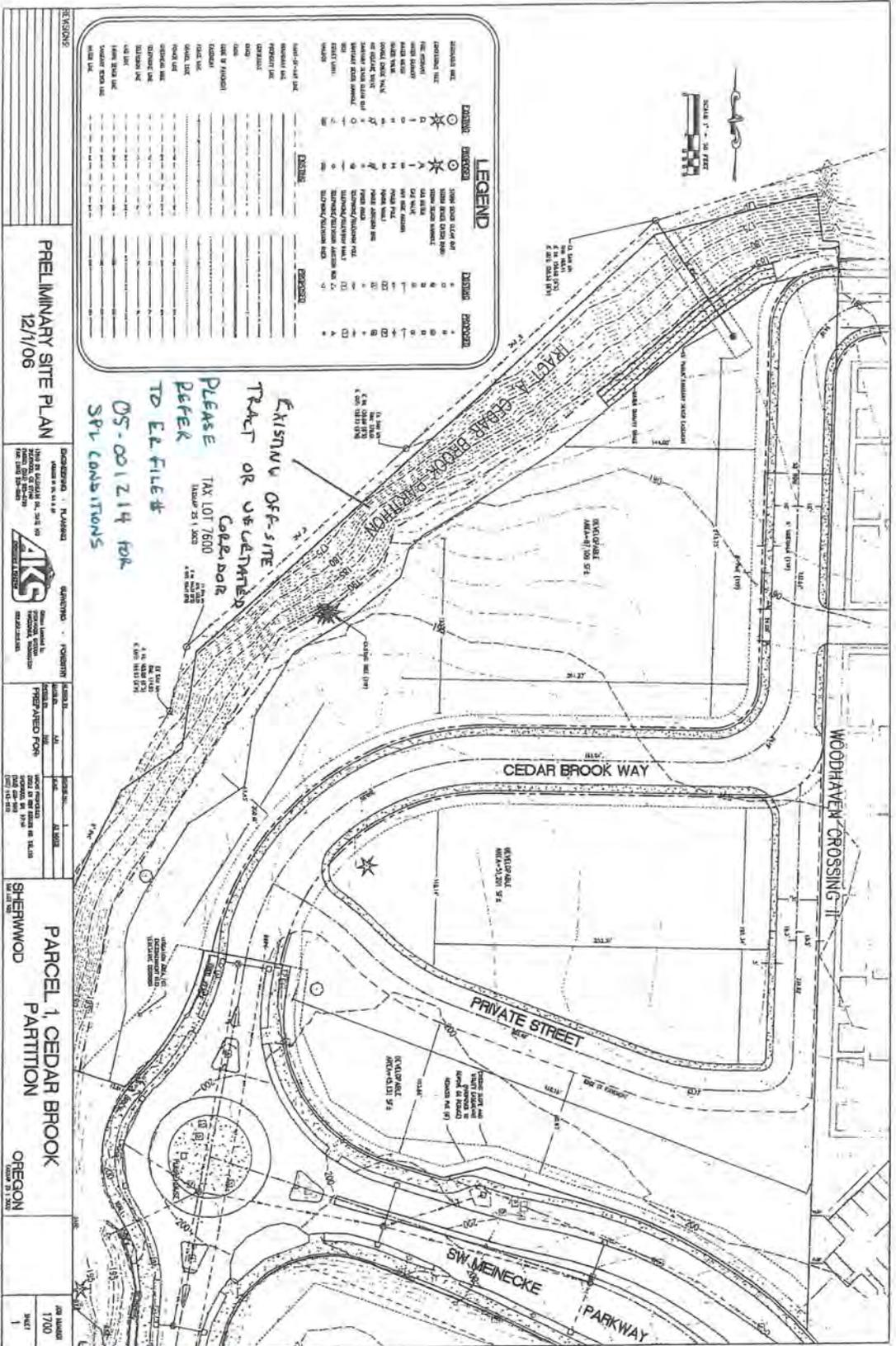
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call 503-681-3653 with any questions.



**Amber Wierck
Environmental Plan Review**

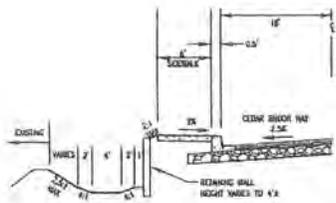
Attachments (6)



DESIGN 1

CWS EE FRIEND - OS-001214
 Approved
 Clean Water Services
 for ENVIRONMENTAL REGULATIONS
 By *AW* Date 4/6/09
 SRL ATTACHMENT 1 of 6

PRELIMINARY SITE PLAN 12/1/06	ENGINEER: PLANNING ARCHITECT: ARCHITECTURE PREPARED FOR:	PARCEL 1, CEDAR BROOK PARTITION OREGON	SHEET 1
---	--	---	------------



CROSS SECTION A-A:
NOT TO SCALE

STORMWATER
INFRASTRUCTURE
(TEMPORARY IMPACTS) = 785 SF

SANITARY SEWER
CONNECTIONS = 1,405 SF
(TEMPORARY IMPACTS)

NOTE: ALL TEMPORARILY IMPAIRED
AREAS TO BE RESTORED TO
THE LIMIT
OF THE CONSTRUCTION

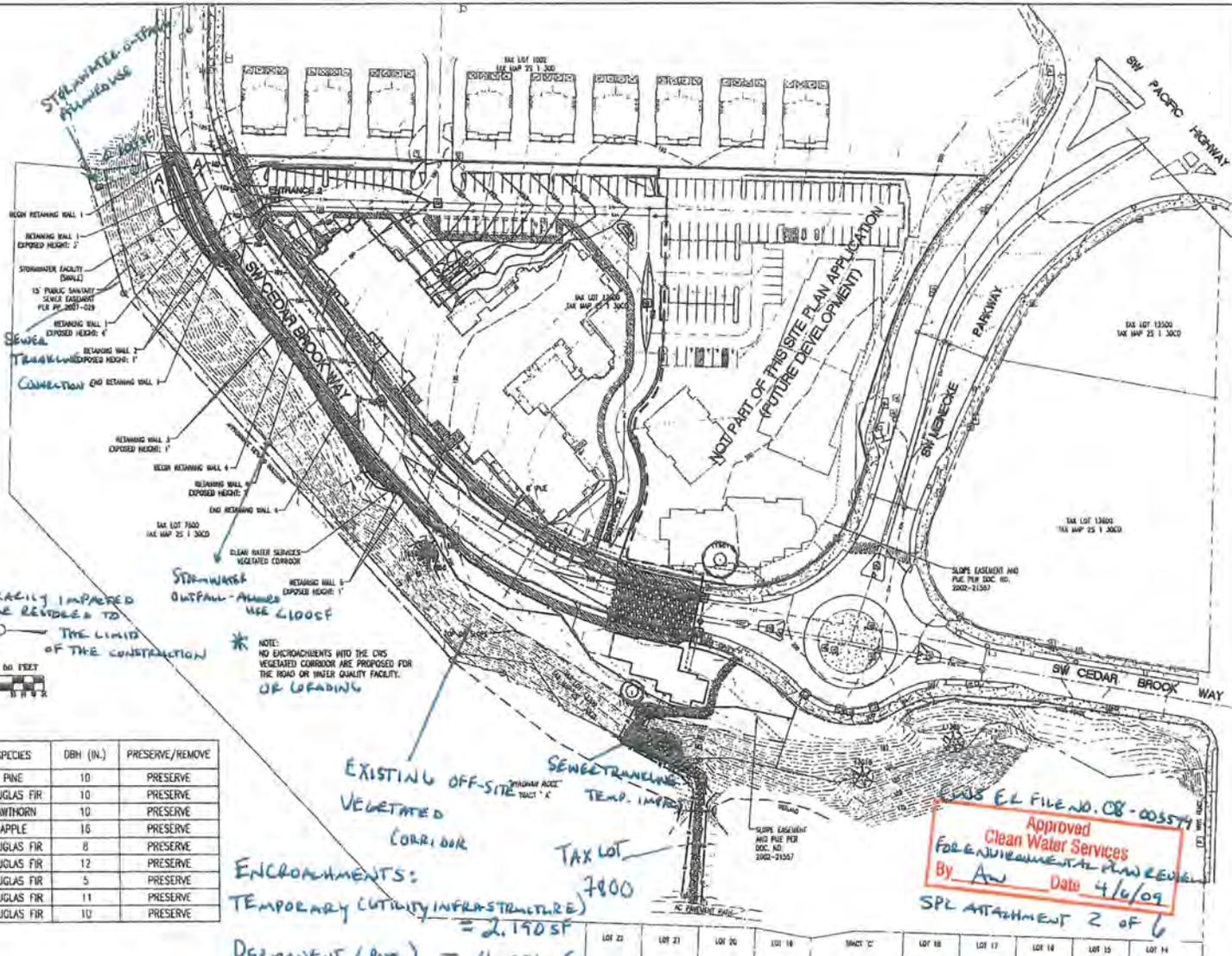
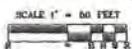
STORMWATER
OUTFALL - MANNERS
USE LIQUID

* NOTE: NO ENCROACHMENTS INTO THE CIVIC
VEGETATED CORRIDOR ARE PROPOSED FOR
THE ROAD OR WATER QUALITY FACILITY.
OR LOADING

LEGEND

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- PROPOSED GRADE CONTOUR (1 FT)
- PROPOSED GRADE CONTOUR (5 FT)
- EXISTING VEGETATION TO BE PRESERVED
- EXISTING CONCRETE TO BE PRESERVED
- SEGMENT FENCE
- TREE PROTECTION FENCE (IF CHANGE
PLAZED CONSTRUCTION FENCE)
- RAIL PRODUCTION
- GRAVEL CONSTRUCTION ENTRANCE
- TREE ROOT ZONE (ASSUMED TO BE 1 FOOT
OF RADII PER 1 INCH OF DBH)

TREE NUMBER	SPECIES	DBH (IN.)	PRESERVE/REMOVE
11388	PINE	10	PRESERVE
13018	DOUGLAS FIR	10	PRESERVE
11460	HAWTHORN	10	PRESERVE
11461	APPLE	16	PRESERVE
11658	DOUGLAS FIR	8	PRESERVE
11659	DOUGLAS FIR	12	PRESERVE
11660	DOUGLAS FIR	5	PRESERVE
11661	DOUGLAS FIR	11	PRESERVE
13018	DOUGLAS FIR	10	PRESERVE



EXISTING OFF-SITE
VEGETATED
CORRIDOR

ENCROACHMENTS:
TEMPORARY (UTILITY INFRASTRUCTURE)
= 2,190 SF

PERMANENT (DATA) = 4,096 SF

Case EL File No. 08-005579
Approved
Clean Water Services
FOR ENVIRONMENTAL PLAN REVIEW
By AW Date 4/6/09
SPL ATTACHMENT 2 OF 6

REVISIONS:

PRELIMINARY GRADING,
TREE REMOVAL,
TREE PROTECTION, AND
EROSION CONTROL PLAN



ENGINEERING - PLANNING - SURVEYING - FORESTRY
SUCCESS BY DESIGN & MORE
13910 SW CALBREATH DRIVE SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 625-8760 FAX: (503) 625-0888

DESIGNED BY: SHM
CHECKED BY: TRC
DRAWN BY: SHM
SCALE: AS SHOWN
PREPARED FOR: PATRICK LUCCA
2012 SW 80TH ROCKERS RD. STE. 150
SHERWOOD, OR 97140
PH: (503) 217-5889
FAX: (503) 217-5894

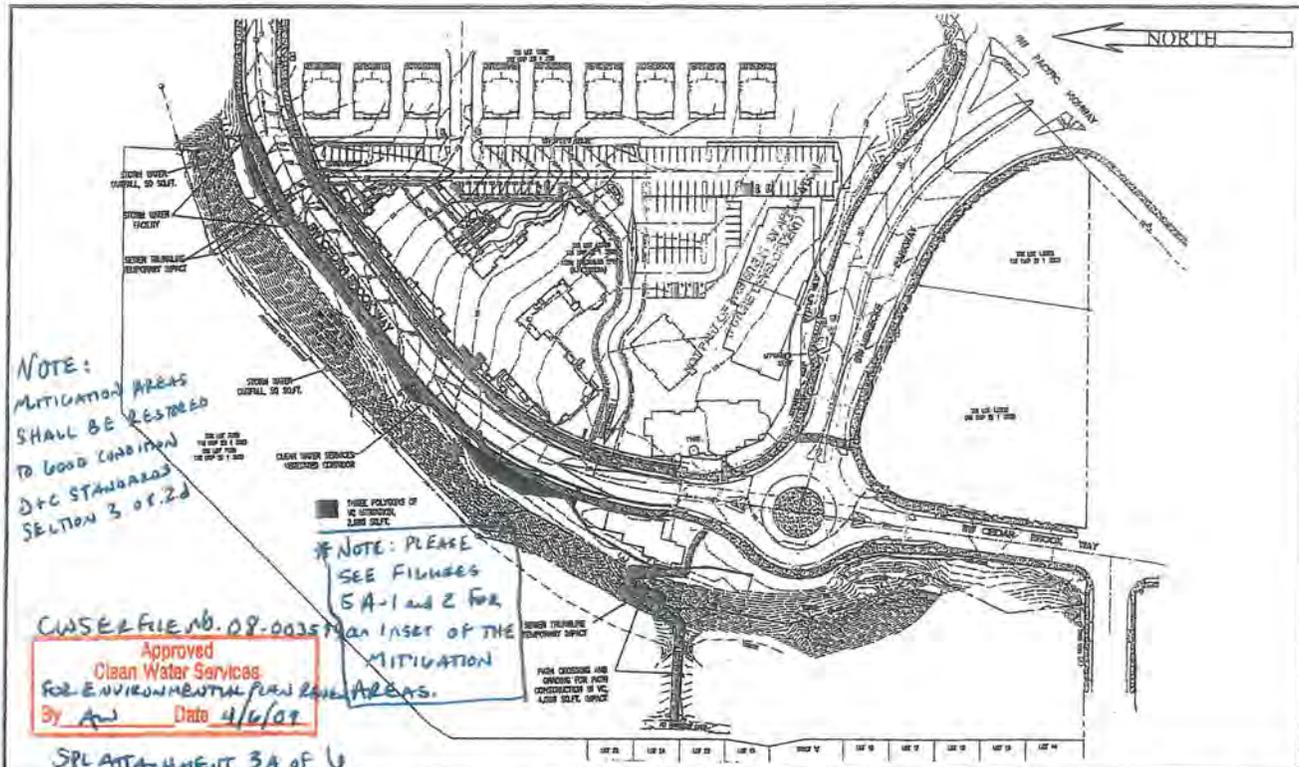
SHERWOOD
TAX LOT 13000

VILLA LUCCA



JOHN HANBEN
SHEET
C3

OREGON
WASHINGTON COUNTY JANUARY 25 1 3000



KEYSTONE
NATURAL
RESOURCE
CONSULTING

March 26, 2009 Rev.

PROPOSED IMPACTS AND ONSITE MITIGATION
NATURAL RESOURCE ASSESSMENT FOR
CWS FILE # 08-003594
Sherwood, Washington County, Oregon.

Approximate Scale 1 inch = 150
0 150 300

FIGURE 5A

SOURCE: Modified AKS Engineering site survey, August 2008.

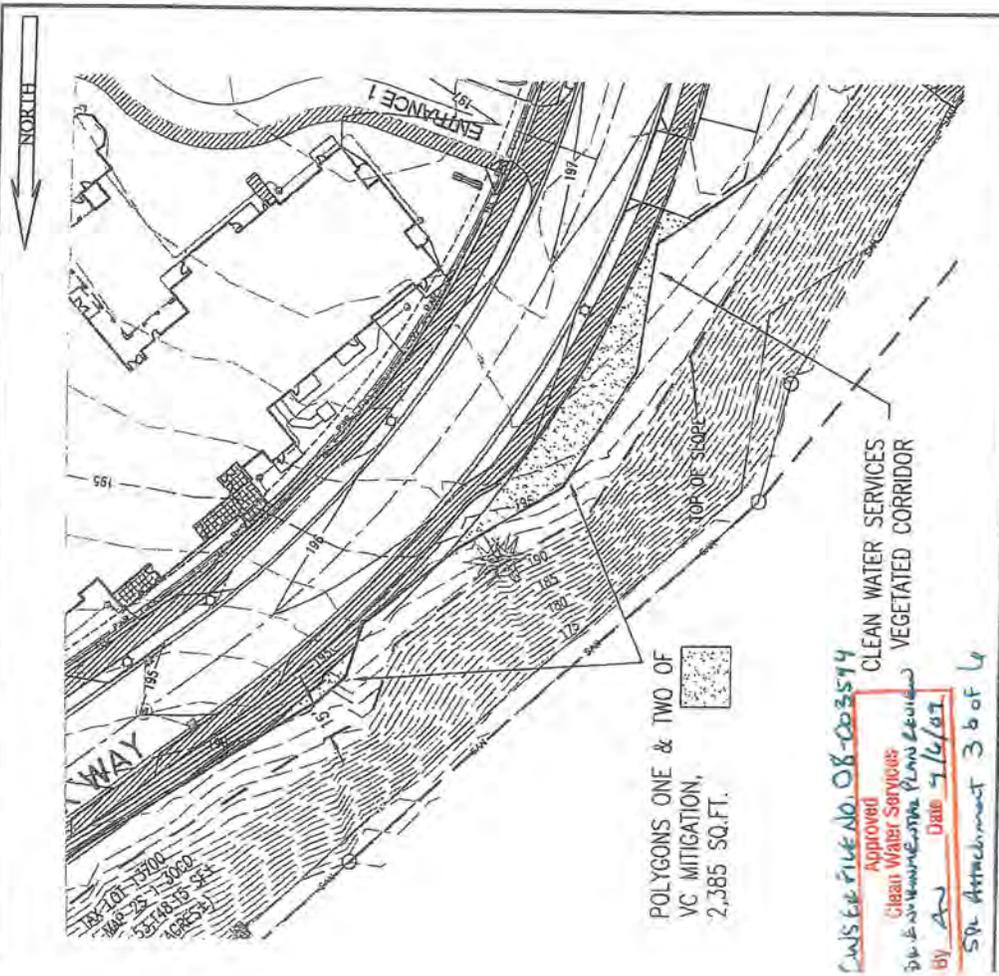


FIGURE 5A-1

DETAIL ONE OF ONSITE MITIGATION
NATURAL RESOURCE ASSESSMENT FOR
CWS FILE # 08-003594
Sherwood, Washington County, Oregon

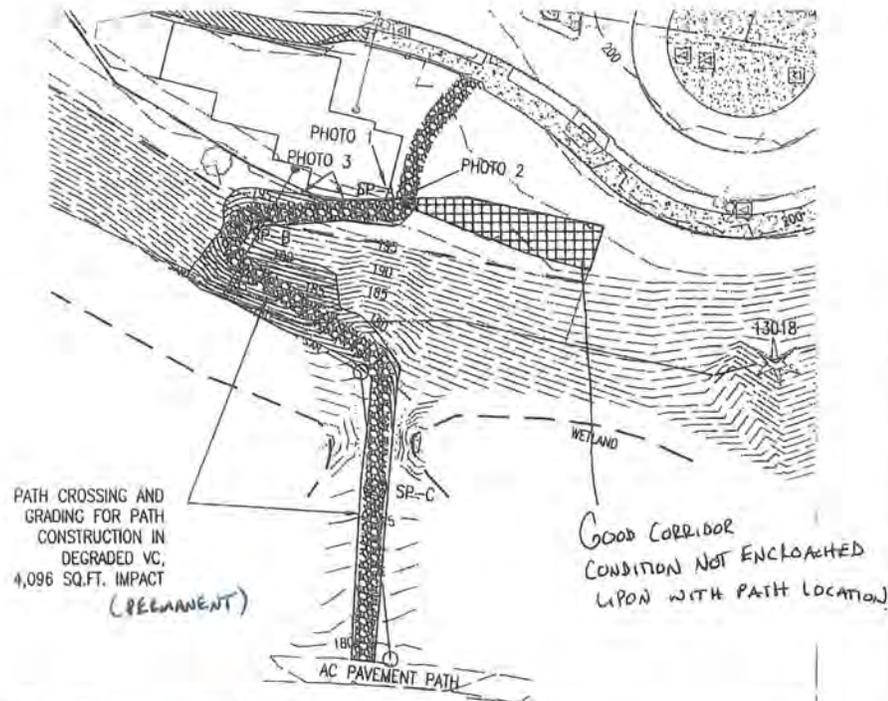
Approximate Scale 1 inch = 50
0 50 100

KEYSTONE
NATURAL
RESOURCE
CONSULTING

April 3, 2009

SOURCE: Modified AKS Engineering Survey, 2008.

NORTH



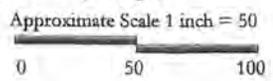
LOT 22 LOT 21 LOT 20 LOT 19 TRACT 'C'

CWS ER FILE NO. 08-003594
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL PLAN REVIEW
 By AW Date 4/6/09

KEYSTONE
 NATURAL
 RESOURCE
 CONSULTING

VC CONDITIONS AT PROPOSED PATH
 NATURAL RESOURCE ASSESSMENT FOR
 CWS FILE # 08-003594
 Sherwood, Washington County, Oregon

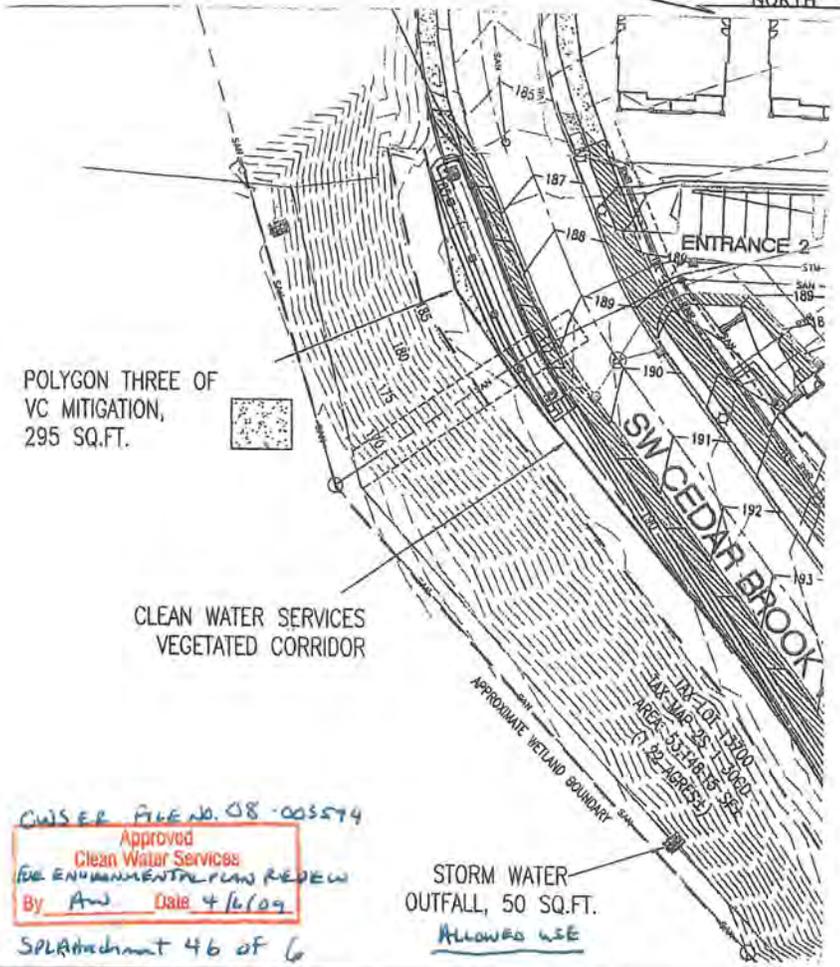
FIGURE 7



March 26, 2009

SOURCE: Washington County Tax Assessors Map 25.1.29B.

NORTH



CWS ER FILE NO. 08-003594

Approved
 Clean Water Services
 FOR ENVIRONMENTAL PLAN REVIEW
 By AW Date 4/6/09

SPLA sheet 46 of 6

STORM WATER
 OUTFALL, 50 SQ.FT.
 ALLOWED USE

KEYSTONE
 NATURAL
 RESOURCE
 CONSULTING

DETAIL TWO OF ONSITE MITIGATION
 NATURAL RESOURCE ASSESSMENT FOR
 CWS FILE # 08-003594
 Sherwood, Washington County, Oregon

FIGURE 5A-2



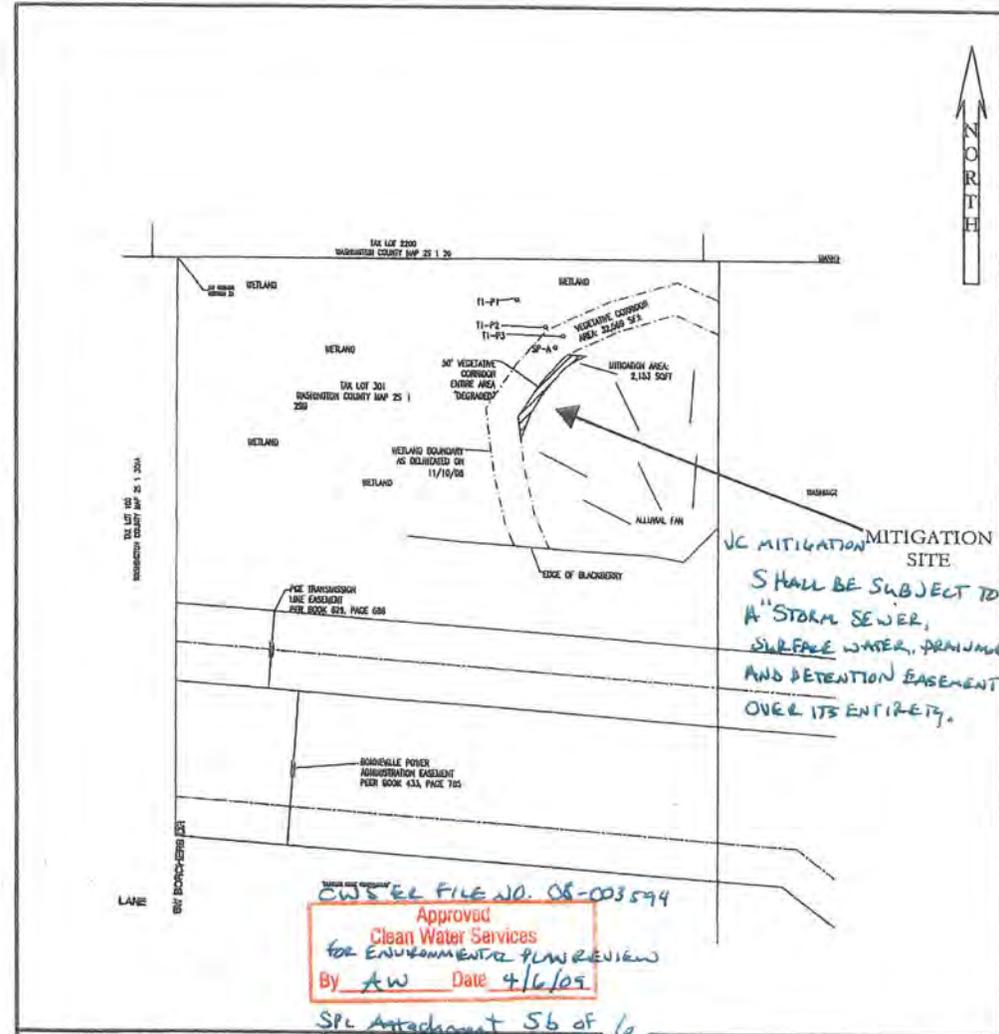
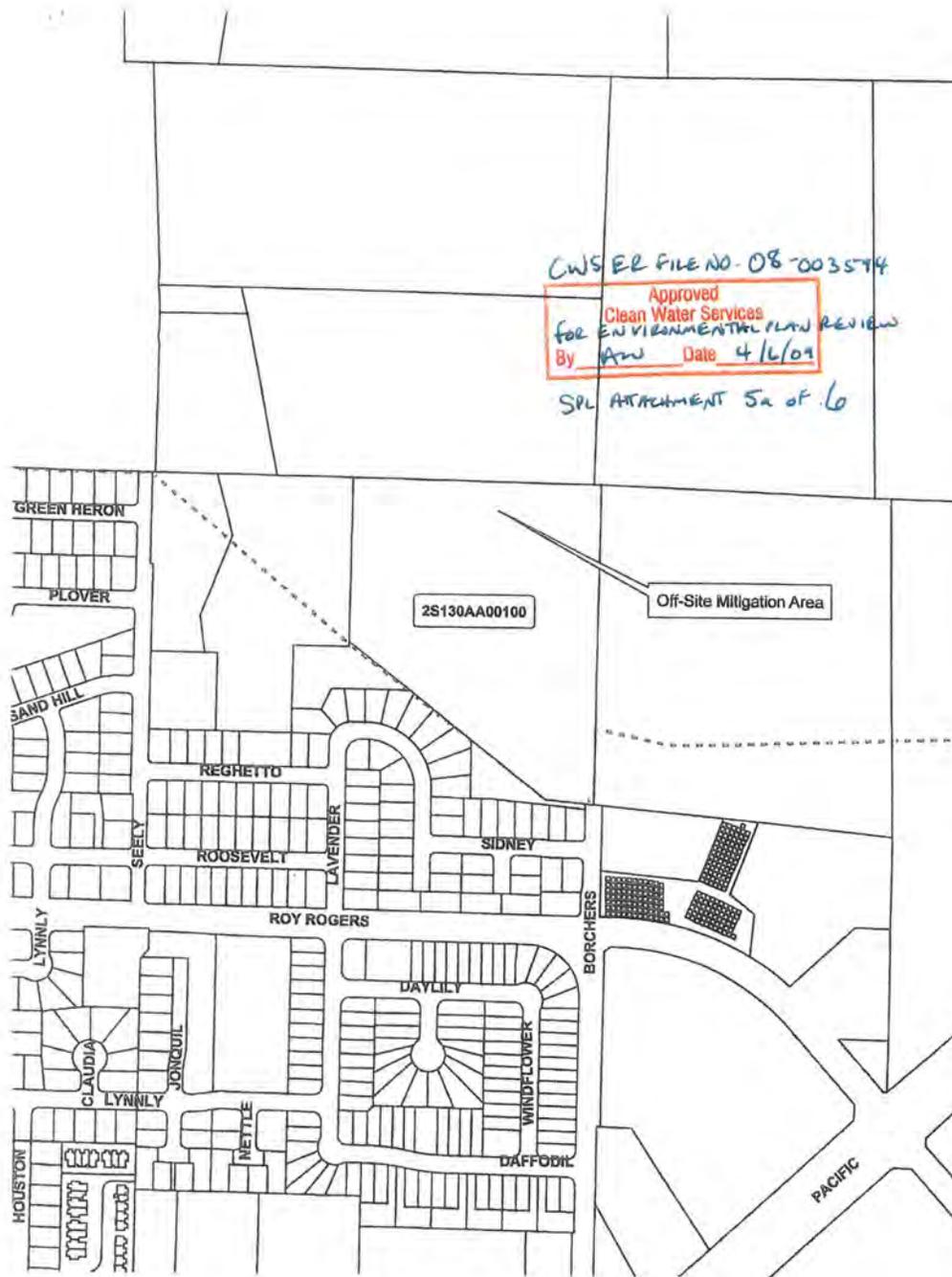
April 3, 2009

SOURCE: Modified AKS Engineering Survey, 2008.

CWS FILE NO. 08-003594

Approved
Clean Water Services
for ENVIRONMENTAL PLAN REVIEW
By AW Date 4/6/09

SPL ATTACHMENT 5a of 6



CWS FILE NO. 08-003594

Approved
Clean Water Services
for ENVIRONMENTAL PLAN REVIEW
By AW Date 4/6/09

SPL Attachment 5b of 6

KEYSTONE
NATURAL
RESOURCE
CONSULTING

OFFSITE MITIGATION
NATURAL RESOURCE ASSESSMENT FOR
CWS FILE # 08-003594
Sherwood, Washington County, Oregon

FIGURE 5B

March 26, 2009 Rev.

SOURCE: Washington County Tax Assessors Map 25 1 29B.

Table 1: Recommended Plant Species, Form, Size, and Quantity for Onsite Mitigation and Temporary Disturbance Areas. (Total area is 4,870 sq. ft.)

Tree Species	Min. size	Min. height	quantity
Big-leaf maple (<i>Acer Macrophyllum</i>)	2 gallon	3'	16
Douglas-fir (<i>Pseudotsuga menziesii</i>)	2 gallon	3'	16
Red Alder (<i>Alnus rubra</i>)	1 gallon	3'	16
Shrub Species	size	Min. height	quantity
Oceanspray (<i>Holodiscus discolor</i>)	1 gallon	1.5'	40
Snowberry (<i>Symphoricarpos albus</i>)	1 gallon	1.5'	40
Red currant (<i>Ribes sanguineum</i>)	1 gallon	1.5'	40
Baldhip rose (<i>Rosa gymnocarpa</i>)	1 gallon	1.5'	40
Serviceberry (<i>Amelanchier alnifolia</i>)	2 gallon	2'	40
Tall Oregon grape (<i>Mahonia nervosa</i>)	1 gallon	6"	40
Herb Species	size	Min. height	quantity
*California brome (<i>Bromus carinatus</i>)	seed	N/A	20-40 lbs/ac.
*Blue wildrye (<i>Elymus glaucus</i>)	seed	N/A	20-40 lbs/ac.
*Lupine (<i>Lupinus albus</i>)	seed	N/A	20-40 lbs/ac.
*Western yarrow (<i>Yarrow millefolium</i>)	seed	N/A	20-40 lbs/ac.
TOTAL PLANTS			288

*This assemblage is Pro-Time 404 Mix, which has a recommended seeding rate of 20-40 lbs. per acre.

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Table 2: Recommended Plant Species, Form, Size, and Quantity for Offsite Mitigation Area. (Total area is 2,153 sq. ft.)

Tree Species	Min. size	Min. height	quantity
Big-leaf maple (<i>Acer macrophyllum</i>)	2 gallon	3'	7
Douglas-fir (<i>Pseudotsuga menziesii</i>)	2 gallon	3'	7
Red Alder (<i>Alnus rubra</i>)	1 gallon	3'	4
Cascara (<i>Rhamnus purshiana</i>)	2 gallon	3'	4
Shrub Species	size	Min. height	quantity
Oceanspray (<i>Holodiscus discolor</i>)	1 gallon	1.5'	19
Red elderberry (<i>Sambucus racemosa</i>)	1 gallon	1.5'	19
Snowberry (<i>Symphoricarpos albus</i>)	1 gallon	1.5'	19
Red currant (<i>Ribes sanguineum</i>)	1 gallon	1.5'	8
Baldhip rose (<i>Rosa gymnocarpa</i>)	1 gallon	1.5'	8
Serviceberry (<i>Amelanchier alnifolia</i>)	2 gallon	2'	18
Tall Oregon grape (<i>Mahonia nervosa</i>)	1 gallon	6"	18
Herb Species	size	Min. height	quantity
*California brome (<i>Bromus carinatus</i>)	seed	N/A	20-40 lbs/ac.
*Blue wildrye (<i>Elymus glaucus</i>)	seed	N/A	20-40 lbs/ac.
*Lupine (<i>Lupinus albus</i>)	seed	N/A	20-40 lbs/ac.
*Western yarrow (<i>Yarrow millefolium</i>)	seed	N/A	20-40 lbs/ac.
TOTAL PLANTS			131

*This assemblage is Pro-Time 404 Mix, which has a recommended seeding rate of 20-40 lbs. per acre.

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