City of Sherwood Oregon

Home of the Tualatin River National Wildlife Refuge

Case No. _____
Fee _____
Receipt # _____
Date _____
TYPE _____

City of Sherwood
Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- ☐ Annexation
- ☐ Plan Amendment (Proposed Zone _____)
- ☐ Variance(list standard(s) to be varied in description
- ☐ Site Plan (Sq. footage of building and parking area)
- ☐ Planned Unit Development
- ☐ Conditional Use
- ☐ Partition (# of lots _____)
- ☒ Subdivision (# of lots 10)
- ☐ Other: _____

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Sherwood employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Sherwood current Fee Schedule, which includes the "Publication/Distribution of Notice" fee, at **www.ci.sherwood.or.us.** Click on City Government/Departments/Finance.

Owner/Applicant Information:

Applicant: Jim and Susan Claus — Phone: (503) 313-2785
Applicant Address: 22211 SW Pacific Hwy,Sherwood, OR 97140 — Email: _____
Owner: Same as Applicant — Phone: Same as Applicant
Owner Address: Same as Applicant — Email: _____
Contact for Additional Information: Ben Beseda, Tenneson Engineering Corporation, (541) 296-9177

Property Information:

Street Location: 21805 SW Pacific Highway, Sherwood, OR 97140
Tax Lot and Map No: Tax Lots 1000 and 1001, Map 2S 1 30D
Existing Structures/Use: Residential, single-family residence & ongoing townhome devlopment
Existing Plan/Zone Designation: High Density Residential (HDR)
Size of Property(ies) Claus - 8.14 acres

Proposed Action:

Purpose and Description of Proposed Action: Creation of a 10 lot subdivision.

Proposed Use: Residential

Proposed No. of Phases (one year each): One (1)

Continued on Reverse

LAND USE APPLICATION FORM

Authorizing Signatures:

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

Applicants and Property Owners	Jim Claus	Date
	Susan Claus	Date

REPLACE W/SIGNED

The following materials must be submitted with your application or it will not be accepted at the counter. Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review.

☐ **3 * copies of Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property.

☐ **Copy of Deed** to verify ownership, easements, etc.

☐ **At least 3 * folded** sets of plans

☐ **At least 3 * sets** of narrative addressing application criteria

☐ **Fee** (along with calculations utilized to determine fee if applicable)

☐ **Signed checklist** verifying submittal includes specific materials necessary for the application process

*Note: 15 copies are required for completeness. However, upon initial submittal applicants are encouraged to submit only 3 copies for completeness review. Prior to completeness, 15 copies and one full electronic copy will be required to be submitted.

TENNESON
ENGINEERING CORPORATION
CONSULTING ENGINEERS • SURVEYORS • PLANNERS

409 LINCOLN STREET
THE DALLES, OR 97058

PHONE (541) 296-9177
FAX (541) 296-6657

March 30, 2009

City of Sherwood Planning Department
22560 SW Pine St.
Sherwood, Oregon 97140

Attention: Ms. Michelle Miller, Associate Planner

Regarding: McFall Subdivision – Findings

Dear Michelle:

On behalf of our client, Jim and Susan Claus, Tenneson Engineering Corporation is pleased to provide you with the following application and narrative statement to accompany the Preliminary Subdivision Plat for the McFall Subdivision located on Tax Lots 1002 and 1001, Map 2S-1W-30D. This report is intended to respond to the applicable provisions of the City's Land Division Ordinance and to provide the Planning Department with the required findings necessary to approve the proposed preliminary plat.

A. Subdivision Description

This project will entail the creation of a 9-lot single-family residential subdivision to be located on a two parcel totaling 8.42 acres. The project will be done in one phase with a total of 1.81 acres being developed for residential use with the remaining acreage being utilized as wetland buffer, wetland and open space. In order to preserve this valuable undeveloped parcel the applicant has proposed donating the remainder to the City. There is currently one single family residence that will remain on one of the lots. The project is currently zoned High Density Residential (HDR) and requires a 5,000 square foot minimum lot size. All lots exceed the required minimum size. Street frontage of the project will be along Cedar Brook Way. All lots will maintain a minimum 20-foot front and rear setbacks with a 5-foot setback on all other side lot lines. Building heights shall not exceed three stories or 40 feet, whichever is less as required and defined in the City of Sherwood Municipal Code (SMC).

B. Public Services and Facilities

The subdivision development will involve the installation of the necessary utility service to serve a typical residential subdivision. All roadways and utilities will either be constructed or bonded prior to final platting of the property. The site is currently served with Tualatin Valley Water District (TVWD) for water, Clean Water Services (CWS) for sanitary sewer and storm drainage, and City of Sherwood for traffic access. All facilities and/or services are detailed below.

Water

The residential subdivision is currently served from the recently constructed 12-inch waterline in Cedar Brook Way. This waterline is located on the south side of the street along the entire frontage of the project. Currently, there are two water services to the site, one serves the existing residence and the other was installed for future use. Additional water services will be installed and connected to the 12-inch waterline to serve to each lot.

Sanitary Sewer
The site is currently served by an 8-inch PVC sanitary sewer line located on the north side of Cedar Brook Way and an 8-inch sanitary sewer that is located north of proposed Lots 1 through 6. Lot 7 which has the existing house is currently served by a lateral that connects to the sewer line in Cedar Brook Way. Two of the proposed lots, 8 and 9, will be served by the sanitary sewer in Cedar Brook Way. Lots 1 through 6 will connect to the sewer line just north of these lots, since this sewer line is lower in elevation and will allow greater flexibility in home construction.

Storm Sewer and Stormwater Drainage
The site is currently served by a 12-inch storm water system located in Cedar Brook Way. This pipe does not extend the full length of the street and will need to be extended approximately 65-feet to the west to allow service to Lots 1 and 2. Each lot will have a service lateral connected to this line.

Cedar Creek appears to have more than adequate capacity within its existing banks to accommodate the minimal additional post development runoff from this site. This project will connect to and utilize the storm water treatment facility that was constructed as part of the Creekview Condominiums. A Final Drainage Report was prepared by Otak, Inc. and submitted to CWS for this storm water facility and the adequacy of this project the was based on that report. Preliminary calculations have determined that there is adequate treatment and bypass capacity in this system so no upsize or improvements are proposed.

Traffic and Transportation
The site is currently provided adequate public access off of recently constructed Cedar Brook Way. This street was constructed as part of Creekview Condominiums and has been accepted by the City.

C. Variances

The applicant is requesting a variance from HDR zoning district minimum density. The stated allowable minimum density of this zone is 16.8 dwelling units per acre however there appears to be a discrepancy in the Code based on the minimum allowable lot size. The explained further within this application.

D. Geologic Hazards

No known geologic hazards are reported on this site.

E. Water Resources

Cedar Creek flow along the north side of the project directly north of the proposed lots.

F. Natural Features

The northerly portion of this parcel can not be developed because of the wetland buffer, wetland and easements and the desire to create open space. The applicant proposes donating this remaining 6.6 acres to the City, to protect this valuable asset.

APPROVAL CRITERIA. All approval criteria are based upon Chapter 16 of the City of Sherwood Municipal Code.

16.20.010 Purpose. The HDR zoning district provides for higher density multi-family housing and other related uses, with a density not to exceed twenty-four (24) dwelling units per acre and a density not less than 16.8 dwellings per acre may be allowed. Minor land partitions shall be exempt from the minimum density requirement. (Ord. 2000-1108 § 3; 86-851)

The applicant proposes a 9 lots single-family detached residential subdivision. Only 1.81 acres of the 8.42 acre parcel are developable. An existing home will remain on of one of the developed lots and the proposed lot lines will be adjusted to fit this existing house. Because of this house and the topographic constraints only 8 additional lots can be created, for a total of 9 lots. All of the lots meet the minimum lot size of 5,000 square feet for the HDR zoning. Developed density of this project is only 5.03 dwelling units per acre, which is less than the minimum density of 16.8 dwelling units per acre. The applicant is requesting a variance from meeting the minimum density. Justification for the request is made based on the following reasons. First, there appears to be a discrepancy in the City's code; because a development with all lots at the HDR zone minimum of 5,000 square feet per single-family detached lot would only have a density of 9.31 dwelling units per acre. This density calculation does not take into consideration roadway right-of-ways which would reduce this density even further. So, a subdivision of single-family detached lots, which is a permitted use, can never meet the required minimum density. Second, the vast majority of this lot is undevelopable and the site is constrained with challenging topography, so it is physically impossible to obtain greater dwelling density. Finally, by taking a holistic approach and looking at the surrounding area and development (Creekview Condominium in particular), the overall neighborhood density meets the minimum HDR zoning requirements.

16.20.020 Permitted Uses. The following uses and their accessory uses are permitted outright:
A. Single-family detached or attached dwellings….

The applicant is proposing a 9 lot subdivision of single-family detached residences, which is an outright permitted use.

16.20.030 Conditional. Uses The following uses and their accessory uses are permitted as conditional uses when approved in accordance with Chapter…

This type of use proposed for single family housing is a use allowed outright within the HDR zoning district. A conditional use is not proposed or required for this development.

16.20.040 Dimensional Standards

A. Lot Dimensions. Except as modified under Chapter 16.68 (Infill Development), Section 16.144.030, Chapter 16.44 (Townhomes), or as otherwise provided, required minimum lot areas and dimensions shall be…

Lot dimensions meet the minimum allowable for HDR zoning.

B. Setbacks. Except as modified under Chapter 16.68 (Infill Development), Section 16.144.030, Chapter 16.44 (Townhomes), or as otherwise provided, required minimum setbacks shall be…

Setbacks are illustrated on the preliminary plat and meet the minimum requirements.

16.20.050 Community Design

For standards relating to off-street parking and loading, energy conservation, historic resources, environmental resources, landscaping, access and egress, signs, parks and open space, on-site storage, and site design, see Divisions V, VIII and IX. (Ord. 86-851 § 3)

The applicant will address all applicable criteria in regards to Community Design in a following section of this narrative.

16.20.060 Flood Plain

Except as otherwise provided, Section 16.134.020 shall apply…

A portion of the site falls within the Cedar Creek 100-year flood plain. The applicant will address this in Section 16.134.20 in a following section of this narrative.

Chapter 16.72 PROCEDURES FOR PROCESSING DEVELOPMENT PERMITS

16.72.010 GENERALLY

1. Classifications
Except for Administrative Variances, which are reviewed per Section 16.84.020, and Final Development Plans for Planned Unit Developments, which are reviewed per Section 16.40.030, all quasi-judicial development permit applications and legislative land use actions shall be classified as one of the following:
A. Type I
The following quasi-judicial actions shall be subject to a Type I review process:
1. Signs
2. Property Line Adjustments
3. Interpretation of Similar Uses
4. Temporary Uses
5. Final Subdivision Plats
6. Final Site Plan Review
7. Time extensions of approval, per Sections 16.90.020; 16.124.010
B. Type II
The following quasi-judicial actions shall be subject to a Type II review process:
1. Minor Land Partitions
2. Expedited Land Divisions - The Planning Director shall make a decision based on the information presented, and shall issue a development permit if the applicant has complied with all of the relevant requirements of the Zoning and Community Development Code. Conditions may be imposed by the Planning Director if necessary to fulfill the requirements of the adopted Comprehensive Plan, Transportation System Plan or the Zoning and Community Development Code.
3. "Fast-track" Site Plan review, defined as those site plan applications which propose less than 15,000 square feet of floor area, parking or seating capacity of public, institutional, commercial or industrial use permitted by the underlying zone, or up to a total of 20% increase in floor area, parking or seating capacity for a land use or structure subject to conditional use permit, except as follows: auditoriums, theaters, stadiums, and those applications subject to Section 16.72.010D, below.
C. Type III
The following quasi-judicial actions shall be subject to a Type III review process:
1. Conditional Uses

2. Variances, including Administrative Variances if a hearing is requested per Section 16.84.020.
3. Site Plan Review -- between 15,001 and 40,000 square feet of floor area, parking or seating capacity except those within the Old Town Overlay District, per Section 16.72.010D, below.
4. Subdivisions -- Less than 50 lots.
D. Type IV
The following quasi-judicial actions shall be subject to a Type IV review process:
1. Site Plan review and/or "Fast Track" Site Plan review of new or existing structures in the Old Town Overlay District.
2. All quasi-judicial actions not otherwise assigned to a Hearing Authority under this section.
3. Site Plans -- Greater than 40,000 square feet of floor area, parking or seating capacity.
4. Subdivisions -- More than 50 lots.
E. Type V
The following legislative actions shall be subject to a Type V review process:
1. Plan Map Amendments
2. Plan Text Amendments
3. Planned Unit Development -- Preliminary Development Plan and Overlay District.
(Ord. 2003-1148 § 3; 2001-1119; 99-1079; 98-1053)

Per 16.17.010.C.4 above the Applicant is requesting a Type III land use approval for the subdivision.

16.74.010 FEES

Fees for land use actions are set by the "Schedule of Development Fees", adopted by Resolution of the Council. This schedule is included herein for the purposes of information, but is deemed to be separate from and independent of this Code. (Ord. 91-922 § 3; 86-851)

Upon submittal and acceptance of this application and supporting documentation the appropriate fees have been paid to the City.

Chapter 16.78 APPLICATION INFORMATION REQUIREMENTS

16.78.010 Application Content

This Chapter sets forth the application contents generally required for the review of proposed land use activities. The City Manager or his or her designee is authorized to waive information requirements that are clearly not material or relevant to the specific proposal being made. In addition to these requirements, Divisions V, VI, and VII of this Code must be reviewed for other applicable requirements. (Ord. 86-851 § 3)

INDEX	
REFERENCE NUMBER	**TYPE OF PROPOSED DEVELOPMENT**
1	Annexation
2	Plan Map Amendment
3	Variance
4	Conditional Use
5	Minor Partition
6	Subdivision/Major Partition

7	Planned Unit Development
8	Site Plan

This project submittal has included all of the required data for reference # 6-Subdivision/Major Partition.

Chapter 16.108 STREETS

16.108.010 GENERALLY Public streets shall be created in accordance with provisions of this Chapter. Except as otherwise provided, all street improvements and rights-of-way shall conform to standards for the City's functional classification of said streets, as shown on the Transportation Plan Map, attached as Appendix B, in Chapter 6 of the Community Development Plan, and in other applicable City standards.

No new streets are proposed by this development. This project will take access off an existing street, Cedar Brook Way, which has been accepted by the City.

16.108.030 REQUIRED IMPROVEMENTS Except as otherwise provided, all developments containing or abutting an existing or proposed street, that is either unimproved or substandard in right-of-way width or improvement, shall dedicate the necessary right-of-way prior to the issuance of building permits and/or complete acceptable improvements prior to issuance of occupancy permits…

All lots will take access from Cedar Brook Way; an existing City street. In order to serve the subject lots utility service laterals will need to be installed in the street. The applicant understands that simple pavement patches will not be allowed for the installation of these services. Either pavement grinding or pavement removal and repaving will be done to City requirements.

16.108.040 LOCATION AND DESIGN. The location, width and grade of streets shall be considered in their relation to existing and planned streets, topographical conditions, and proposed land uses. The proposed street system shall provide adequate, convenient and safe traffic and pedestrian circulation, and intersection angles, grades, tangents, and curves shall be adequate for expected traffic volumes. Street alignments shall be consistent with solar access requirements as per Chapter 16.156, and topographical considerations…

No new streets will be created as a result of this project. This section is not applicable and does not apply to this land use review.

16.108.050 STREET DESIGN Standard cross sections showing street design and pavement dimensions are located in the City of Sherwood Transportation System Plan, and City of Sherwood Construction Standards...
8. Buffering of Major Streets
Where a development abuts Highway 99W, or an existing or proposed principal arterial, arterial or collector street, or neighborhood route, adequate protection for residential properties shall be provided and through and local traffic shall be separated and traffic conflicts minimized. In addition, visual corridors pursuant to Section 16.142.030, and all applicable access provisions of Chapter 16.96, shall be met. Buffering may be achieved by: parallel access streets, lots of extra depth abutting the major street with frontage along another street, or other treatment suitable to meet the objectives of this Code…

This project abuts Highway 99W and must meet the requirements of Section 8. Buffering of Major Streets. The nearest developable lot to Highway 99W is over 235-feet away. This is more than adequate to meet the buffering requirements and provisions. The entire frontage along Highway 99W will be donated as part of the

open space to the City, who will then have the direct ability to control all activity along the entire highway frontage.

12. Traffic Controls
For developments of five (5) acres or more, the City may require a traffic impact analysis to determine the number and types of traffic controls necessary to accommodate anticipated traffic flow. Such analysis will be completed according to specifications established by the City. Review and approval of the analysis by the City, and any improvements indicated, shall be required prior to issuance of a construction permit. (Ord. 2005-009 § 5; 86-851)
13. Traffic Calming
A. The following roadway design features, including internal circulation drives, may be required by the City in new construction in areas where traffic calming needs are anticipated:
1. Curb extensions (bulb-outs).
2. Traffic diverters/circles.
3. Alternative paving and painting patterns.
4. Raised crosswalks, speed humps, and pedestrian refuges.
5. Other methods demonstrated as effective through peer reviewed engineering studies.
B. With approval of the City Engineer, traffic calming measures such as speed humps and additional stop signs can be applied to mitigate traffic operations and/or safety problems on existing streets. They should not be applied with new street construction unless approved by the City Engineer and Tualatin Valley Fire & Rescue.

This site greater than 5 acres in size, however only 1.81 acres will be can be developed on this site. The applicant is proposing only 8 new residences for a total of 9. This project's impact to Cedar Brook Way is insignificant to the development of the Creekview Condominiums. Since the impact is minimal in comparison to the adjoining project no additional traffic impact analysis is provided. No additional traffic calming features are proposed.

14. Vehicular Access Management
All developments shall have legal access to a public road. Access onto public streets shall be permitted upon demonstration of compliance with the provisions of adopted street standards in the City of Sherwood Transportation Technical Standards and the standards of this Division…

The applicant does not anticipate any problems meeting the vehicular access management minimum driveway spacing standards. Driveway locations for the proposed new 8 lots will be determined and installed at the time of home construction. Future homebuilders will be responsible for the construction of curb cuts and driveway aprons. Review through the building permit process will insure that all of the standards of this section of the Code will be met.

16.108.060 SIDEWALKS

1. Required Improvements
A. Except as otherwise provided, sidewalks shall be installed on both sides of a public street and in any special pedestrian way within new development…
2. Sidewalk Design Standards...
B. Local Streets
Local streets shall have minimum five (5) foot wide sidewalks, located as required by this Code…
3. Pedestrian and Bicycle Paths

A. Provide bike and pedestrian connections on public easements or right-of-way when full street connections are not possible, with spacing between connections of no more than 330 feet except where prevented by topography…

Sidewalks are already constructed per City standards along the entire frontage of the project. No pedestrian or bicycle paths are proposed or required for this project.

16.108.070 HWY. 99W CAPACITY ALLOCATION PROGRAM (CAP)

A. Purpose - The purpose of the Highway 99W Capacity Allocation Program is to:
1. Prevent failure of Highway 99W through Sherwood…

This project is only adding 8 new single-family residences and the impact to Highway 99W is negligible in comparison to the adjoining condominium development.

Chapter 16.110 SANITARY SEWERS

16.110.010 REQUIRED IMPROVEMENTS

Sanitary sewers shall be installed to serve all new developments and shall connect to existing sanitary sewer mains. Provided, however, that when impractical to immediately connect to a trunk sewer system, the use of septic tanks may be approved, if sealed sewer laterals are installed for future connection and the temporary system meets all other applicable City, Unified Sewerage Agency and State sewage disposal standard…

The existing sanitary sewer lines that abut the proposed lots to the north and south have adequate capacity to provide sanitary sewer service to the development. Conceptual lateral locations are shown on the preliminary utility plan which was included with this application.

Chapter 16.112 WATER SUPPLY

16.112.010 REQUIRED IMPROVEMENTS

Water lines and fire hydrants conforming to City and Fire District standards shall be installed to serve all building sites in a proposed development. All waterlines shall be connected to existing water mains…

The existing waterline in Cedar Brook Way has adequate capacity for serve this development. Conceptual laterals and water meter locations are shown on the preliminary utility plan which was included with this application. Two fire hydrants are existing on the opposite side of Cedar Brook Way along the frontage of the project and also shown on the preliminary utility plan.

Chapter 16.114 STORM WATER

16.114.010 REQUIRED IMPROVEMENTS

Storm water facilities, including appropriate source control and conveyance facilities, shall be installed in new developments and shall connect to the existing downstream drainage systems consistent with the Comprehensive Plan and the requirements of the Clean Water Services water quality regulations contained in their Design and Construction Standards R&O 04-9, or its replacement…

The site is currently served by a 12-inch storm water system located in Cedar Brook Way. This pipe does not extend the full length of the street and will need to be extended approximately 65-feet to the west to allow service to Lots 1 and 2. Conceptual lateral locations are shown on the preliminary utility plan which was included with this application. Each lot will have a 4"service lateral connected to this line.

Chapter 16.116 FIRE PROTECTION

16.116.010 REQUIRED IMPROVEMENTS

When land is developed so that any commercial or industrial structure is further than two hundred and fifty (250) feet or any residential structure is further than five hundred (500) feet from an adequate water supply for fire protection, as determined by the Fire District, the developer shall provide fire protection facilities necessary to provide adequate water supply and fire safety…

The Fire Marshall will have an opportunity to provide written comments prior to the City issuing a decision for this application. All building envelopes are within 500 feet of the two existing fire hydrants.

Chapter 16.118 PUBLIC AND PRIVATE UTILITIES

16.118.010 PURPOSE
Public telecommunication conduits as well as conduits for franchise utilities including, but not limited to, electric power, telephone, natural gas, lighting, and cable television shall be installed to serve all newly created lots and developments in Sherwood…

All utilities will be served underground except for individual meters and necessary above grade appurtenances.

Chapter 16.120 GENERAL PROVISIONS

16.120.010 PURPOSE
Subdivision and land partitioning regulations are intended to promote the public health, safety and general welfare; lessen traffic congestion; provide adequate light and air; prevent overcrowding of land; and facilitate adequate water supply, sewage and drainage. (Ord. 86-851 § 3)

16.120.020 PLATTING AUTHORITY
1. Approval Authority
A. The approving authority for preliminary and final plats of subdivisions and partitions shall be in accordance with Section 16.72.010 of this Code.
B. Approval of subdivisions and partitions is required in accordance with this Code before a plat for any such subdivision or partition may be filed or recorded with Washington County. Appeals to a decision may be filed pursuant to Chapter 16.76.
(Ord. 98-1053 § 1; 86-851)
2. Future Partitioning
When subdividing tracts into large lots which may be resubdivided, the City shall require that the lots be of a size and shape, and apply additional building site restrictions, to allow for the subsequent division of any parcel into lots of smaller size and the creation and extension of future streets. (Ord. 98-1053 § 1; 86-851)
3. Required Setbacks
All required building setback lines as established by this Code, shall be shown in the subdivision plat or included in the deed restrictions. (Ord. 86-851 § 3)
4. Property Sales

No property shall be disposed of, transferred, or sold until required subdivision or partition approvals are obtained, pursuant to this Code. (Ord. 86-851 § 3)

The Applicant is requesting land use approval for a 9 lot subdivision. Per Chapter 16.72 the approval requested is Type III procedure. No future partitioning will occur on the site. Setbacks and easements are shown on the preliminary plan that was submitted with this application. The applicant understands that no proposed individual lots created by this application may be sold prior to final plat recording.

Chapter 16.122 PRELIMINARY PLATS

16.122.010 GENERALLY
1. Approval Required
All subdivisions and major partitions are subject to preliminary plat approval through the Type II or Type III review processes. Approval of the preliminary plat shall not constitute final acceptance of the plat for recording. Approval shall however, be binding upon the City for the purpose of preparation of the final plat or map, and the City may only require such changes in the plat or map as are necessary for compliance with the terms of preliminary plat approval.
2. Action
The City shall review preliminary plat applications submitted in accordance with Section 16.78.010 and approve, approve with conditions, or deny the application. Conditions may be imposed by the Hearing Authority if necessary to fulfill the requirements of the adopted Comprehensive Plan, Transportation System Plan or the Zoning and Community Development Code. The action of the City shall be noted on two (2) copies of the preliminary plat, including references to any attached documents describing any conditions or restrictions. One (1) copy shall be returned to the applicant with a notice of decision and one (1) retained by the City along with other applicable records.
(Ord. 98-1053 § 1; 86-851)
3. Required Findings
No preliminary plat shall be approved unless:
A. Streets and roads conform to plats approved for adjoining properties as to widths, alignments, grades, and other standards, unless the City determines that the public interest is served by modifying streets or road patterns.
B. Streets and roads held for private use are clearly indicated on the plat and all reservations or restrictions relating to such private roads and streets are set forth thereon.
C. The plat complies with Comprehensive Plan and applicable zoning district regulations.
D. Adequate water, sanitary sewer, and other public facilities exist to support the use of land proposed in the plat.
E. Development of additional, contiguous property under the same ownership can be accomplished in accordance with this Code.
F. Adjoining land can either be developed independently or is provided access that will allow development in accordance with this Code.
(Ord. 91-922 § 3; 86-851)
G. Tree and woodland inventories have been submitted and approved as per Section 16.142.060. (Ord. 94-991 § 1)

The Applicant is requesting a Type III subdivision. The Applicant has demonstrated that adequate public services and infrastructure exist to support the development of a new 9 lot subdivision. The applicant does not own any other land contiguous to this site. Adjacent land owners have not been limited in their ability to develop any adjacent properties.

Chapter 16.124 FINAL PLATS

16.124.010 GENERALLY

1. Time Limits
Within two (2) years after approval of the preliminary plat, a final plat shall be submitted. The subdivider shall submit to the City the original drawings, the cloth, and fifteen (15) prints of the final plat, and all supplementary information required by or pursuant to this Code. Upon approval of the final plat drawing, the applicant may submit the mylar for final signature. (Ord. 2003-1148 § 3; 98-1053)
2. Extensions
After the expiration of the two (2) year period following preliminary plat approval, the plat must be resubmitted for new approval. The City may, upon written request by the applicant, grant a single extension up to one (1) year upon a written finding that the facts upon which approval was based have not changed to an extent sufficient to warrant refiling of the preliminary plat and that no other development approval would be affected. (Ord. 98-1053 § 1; 86-851)
3. Staging
The City may authorize platting and development to proceed in stages that exceed two (2) years, but in no case shall the total time period for all stages be greater than five (5) years. Each stage shall conform to the applicable requirements of this Code. Portions platted or developed after the passage of two (2) years may be required to be modified in accordance with any change to the Comprehensive Plan or this Code. (Ord. 98-1053 § 1; 86-851)
4. Shown on Plat
The following information shall be shown on the final plat:
A. Date of approval, scale, north arrow, legend, and controlling topography such as creeks, highways, and railroads…

16.124.020 FINAL PLAT REVIEW

1. Subdivision Agreement
The subdivider shall either install required improvements and repair existing streets and other public facilities damaged in the development of the subdivision pursuant to the Division VI, or execute and file with the City an agreement specifying the period within which all required improvements and repairs shall be completed, and providing that if such work is not completed within the period specified, the City may complete the same and recover the full cost and expense thereof from the subdivider. Such agreement may also provide for the construction of the improvements in stages. (Ord. 86-851 § 3)
2. Performance Security
The subdivider shall provide monetary assurance of full and faithful performance in the form of a bond, cash, or other security acceptable to the City in an amount equal to one hundred percent (100%) of the estimated cost of the improvements. (Ord. 86-851 § 3)
3. Staff Review
If City review determines that the final plat is in full conformance with the preliminary plat and this Code, the final plat shall be referred to the City Manager or his/her designee for final approval. If the final plat is not in full conformance, the subdivider shall be advised of necessary changes or additions…

16.124.030 CREATION OF STREETS

1. Approval
The final plat shall provide for the dedication of all streets for which approval has been given by the City. Approval of the final plat shall constitute acceptance of street dedications. (Ord. 86-851 § 3)
2. Exceptions

The Council, upon recommendation by the City Manager, may approve the creation and dedication of a street without full compliance with this Code. The applicant may be required to submit additional information and justification necessary to determine the proposal's acceptability. The City may attach such conditions as necessary to provide conformance to the standards of this Code. One or more of the following conditions must apply:
A. The street creation is required by the City and is essential to general traffic circulation.
B. The tract in which the road or street is to be dedicated is an isolated ownership of one (1) acre or less. (Ord. 86-851 § 3)
3. Easements
Any access which is created to allow partitioning for the purpose of development, or transfer of ownership shall be in the form of a dedicated street, provided however that easements may be allowed when:...

Chapter 124 outlines the improvements and requirements which must be made prior to recording the final plat. Upon approval of the tentative partition plat, all of the pertinent requirements of this chapter will be addressed and adhered to.

<u>Chapter 16.126 DESIGN STANDARDS</u>

16.126.010 BLOCKS

CONNECTIVITY
A. Block Size. The length, width, and shape of blocks shall be designed to provide adequate building sites for the uses proposed, and for convenient access, circulation, traffic control and safety. (Ord. 86-851 § 3)
B. Block Length. Block length standards shall be in accordance with Section 16.108.050. Generally, blocks shall not exceed five-hundred thirty (530) feet in length, except blocks adjacent to principal arterial, which shall not exceed one thousand eight hundred (1,800) feet. The extension of streets and the formation of blocks shall conform to the Local Street Network map...

The site is located on an existing street that fronts the entire southern boundary of the project. No new streets or blocks will be created as a result of this project.

16.126.020 EASEMENTS

1. Utilities
Easements for sewers, drainage, water mains, electric lines, or other utilities shall be dedicated or provided for by deed. Easements shall be a minimum of ten (10) feet in width and centered on rear or side lot lines; except for tie-back easements, which shall be six (6) feet wide by twenty (20) feet long on side lot lines at the change of direction. (Ord. 86-851 § 3)
2. Drainages
Where a subdivision is traversed by a watercourse, drainage way, channel or street, drainage easements or rights-of-way shall be provided conforming substantially to the alignment and size of the drainage. (Ord. 86-851 § 3)

All easements have been created to meet the requirements of this section and are shown on the preliminary development plans. The applicant will continue to work closely with the City and other regulatory agencies to assure provision has been made for all necessary utility easements to provide full service to this site.

16.126.030 PEDESTRIAN AND BICYCLE WAYS

Pedestrian or bicycle ways may be required to connect cul-de-sacs, divide through an unusually long or oddly shaped block, or to otherwise provide adequate circulation. (Ord. 86-851 § 3)

Since all lots front an existing street no pedestrian or bicycle ways will be created.

16.126.040 LOTS

1. Size and Shape
Lot size, width, shape, and orientation shall be appropriate for the location and topography of the subdivision, and shall comply with applicable zoning district requirements, with the following exceptions:
a. Lots in areas not served by public sewer or water supply, shall conform to any special Washington County Health Department standards. (Ord. 86-851 § 3)
2. Access
All lots in a subdivision shall abut a public street, except as allowed for infill development under Chapter 16.68. (Ord. 2006-021; 86-851 § 3)
3. Double Frontage
Double frontage and reversed frontage lots are prohibited except where essential to provide separation of residential development from railroads, traffic arteries, adjacent nonresidential uses, or to overcome specific topographical or orientation problems. A five (5) foot wide or greater easement for planting and screening may be required. (Ord. 86-851 § 3)
4. Side Lot Lines
Side lot lines shall, as far as practicable, run at right angles to the street upon which the lots face, except that on curved streets side lot lines shall be radial to the curve of the street. (Ord. 86-851 § 3)
5. Grading
Grading of building sites shall conform to the following standards, except when topography of physical conditions warrant special exceptions:
A. Cut slopes shall not exceed one and one-half (1 1/2) feet horizontally to one (1) foot vertically.
B. Fill slopes shall not exceed two (2) feet horizontally to one (1) foot vertically.
(Ord. 86-851 § 3)

All lots meet the requirements of the HDR zoning. Access and frontage to all lots will be on a public street, Cedar Creek Way. No lots will be double fronted and side lot lines have been laid out to run perpendicular to the right of way. Grading of lots will be done at the time of house construction. At which time a site plan will be submitted with the building permit application, thus assuring grading standards are followed.

Chapter 16.134 SPECIAL RESOURCE ZONES
16.134.010 GENERALLY

Special resource zones are established to provide for preservation, protection, and management of unique natural and environmental resources in the City that are deemed to require additional standards beyond those contained elsewhere in this Code. Special resource zones may be implemented as underlying or overlay zones depending on patterns of property ownership and the nature of the resource. A property or properties may be within more than one (1) resource zone. In addition, the City may identify special resource areas and apply a PUD overlay zone in advance of any development in order to further protect said resources. (Ord. 91-922 § 3)

16.134.020 FLOOD PLAIN (FP) OVERLAY

1. Purpose

A. The FP zoning district is an overlay district that controls and regulates flood hazard areas in order to protect the public health, safety and general welfare; to reduce potential flood damage losses; and to protect floodways and natural drainageways from encroachment by uses which may adversely affect water quality and water flow and subsequent upstream or downstream flood levels. The FP zone shall be applied to all areas within the base flood, and shall supplement the regulations of the underlying zoning district.
B. FP zoning districts are defined as areas within the base flood as identified by the Federal Emergency Management Agency (FEMA) in a Flood Insurance Study (FIS) and in Flood Insurance Rate Maps (FIRM) published for the City and surrounding areas, or as otherwise identified in accordance with Section 16.134.020C. These FEMA documents are adopted by reference as part of this Code, and are on file in the office of the City Public Works Director.
C. When base flood elevation data is not available from the FIS or FIRM, the City shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source, and standards developed by the FEMA, in order to administer the provisions of this Code.
(Ord. 2000-1092 § 3; 88-870)
2. Greenways
The FP zoning districts overlaying the Rock Creek and Cedar Creek flood plains are designated greenways in accordance with Chapter 5 of the Community Development Plan. All development in these two flood plains shall be governed by the policies in Division V, Chapter 16.142 of this Code, in addition to the requirements of this Section and the Unified Sewerage Agency's Design and Construction Standards R&O 00-7, or its replacement. (Ord. 2000-1092 § 3; 88-879)
3. Development Application
A. Provided land is not required to be dedicated as per this Section, Greenways, a conditional use permit (CUP) shall be approved before any use, construction, fill, or alteration of a flood plain, floodway, or watercourse, or any other development begins within any FP zone, except as provided in this Section, Permitted Uses.
B. Application for a CUP for development in a flood plain shall conform to the requirements of Chapter 16.82 and may include, but is not limited to, plans and scale drawings showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, and drainage facilities.
C. The following specific information is required in a flood plain CUP application and shall be certified and verified by a Registered Civil Engineer or Architect. The City shall maintain such certifications as part of the public record. All certifications shall be based on the as-built elevations of lowest building floors.
1. Elevations in relation to mean sea level of the lowest floor (including basement) of all structures;
2. Elevations in relation to mean sea level to which any structure has been flood proofed.
3. That the flood proofing methods for any structure meet the requirements of this Section, Flood Plain Structures.
4. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
5. A base flood survey and impact study made by a Registered Civil Engineer.
6. Proof all necessary notifications have been sent to, and permits have been obtained from, those Federal, State, or other local government agencies for which prior approval of the proposed development is required.
7. Any other information required by this Section, by any applicable Federal regulations, or as otherwise determined by the City to be necessary for the full and proper review of the application.
D. Where elevation data is not available as per subsection B of this Section, or from other sources as per Section 16.40.010C, a flood plain CUP shall be reviewed using other relevant data, as determined by the City, such as historical information, high water marks, and other evidence of past flooding. The City may require utility structures and habitable building floor elevations, and building flood proofing, to be at least two (2) feet above the probable base flood elevation, in such circumstances where more definitive flood data is not available.
(Ord. 91-922 § 3; 88-879)

4. Permitted Uses
In the FP zone the following uses are permitted outright, and do not require a CUP, provided that floodway flow, or flood plain capacity, will not be impeded, as determined by the City, and when greenway dedication is not required as per this Section, Greenways:
A. Agricultural uses, provided that associated structures are not allowed, except for temporary building and boundary fences that do not impede the movement of floodwaters and flood-carried materials.
B. Open space, park and recreational uses, and minor associated structures, if otherwise allowed in the underlying zoning district, that do not impede the movement of floodwaters and flood-carried materials.
C. Public streets and appurtenant structures, and above and underground utilities, subject to the provisions of this Section, Flood Plain Development and Flood Plain Structures.
D. Other accessory uses allowed in the underlying zoning district that do not involve structures, and will not, in the City's determination, materially alter the stability or storm drainage absorption capability of the flood plain.
(Ord. 2000-1092 § 3; 91-922)
5. Conditional Uses
In the FP zone the following uses are permitted as conditional uses, subject to the provisions of this Section and Chapter 16.82, when greenway dedication is not required as per this Section.
Greenways:
A. Any permitted or conditional use allowed in the underlying zoning district, when located in the flood fringe only, as specifically defined by this Code.
(Ord. 91-922 § 3; 88-879)
6. Prohibited Uses
In the FP zone the following uses are expressly prohibited:
A. The storage or processing of materials that are buoyant, flammable, contaminants, explosive, or otherwise potentially injurious to human, animal or plant life.
B. Public and private sewerage treatment systems, including drainfields, septic tanks and individual package treatment plants.
C. Any use or activity not permitted in the underlying zoning district.
D. Any use or activity that, in the City's determination, will materially alter the stability or storm drainage absorption capability of the flood plain.
E. Any use or activity that, in the City's determination, could create an immediate or potential hazard to the public health, safety and welfare, if located in the flood plain.
F. Any use, activity, or encroachment located in the floodway, including fill, new construction, improvements to existing developments, or other development, except as otherwise allowed by this Section, Permitted Uses, and unless certification by a Registered Engineer or Architect is provided demonstrating that the use, activity, or encroachment shall not result in any increase to flood levels during the occurrence of the base flood discharge.
(Ord. 88-879 § 3)
7. Flood Plain Development
A. Flood Plain Alterations
1. Flood Plain Survey
The flood plain, including the floodway and flood fringe areas, shall be surveyed by a Registered Civil Engineer, and approved by the City, based on the findings of the Flood Insurance Study and other available data. Such delineation shall be based on mean sea level data and be field-located from recognized valid benchmarks.
2. Grading Plan
Alteration of the existing topography of flood plain areas may be made upon approval of a grading plan by the City. The plan shall include both existing and proposed topography and a plan for alternate drainage. Contour intervals for existing and proposed topography shall be included and shall be not more than one (1) foot for ground slopes up to five percent (5%) and for areas immediately adjacent to a stream or

drainage way, two (2) feet for ground slopes between five and ten percent (5% to 10%), and five (5) feet for greater slopes.
3. Fill and Diked Lands
a. Proposed flood plain fill or diked lands may be developed if a site plan for the area to be altered within the flood plain is prepared and certified by a Registered Civil Engineer and approved by the Commission pursuant to the applicable provisions of this Code.
b. Vehicular access shall be provided from a street above the elevation of the base flood to any proposed fill or dike area if the area supports structures for human occupancy. Unoccupied fill or dike areas shall be provided with emergency vehicle access.

4. Alteration Site Plan
The certified site plan prepared by a Registered Civil Engineer or Architect for an altered flood plain area shall show that:
a. Proposed improvements will not alter the flow of surface water during flooding such as to cause a compounding of flood hazards or changes in the direction or velocity of floodwater flow.
b. No structure, fill, storage, impervious surface or other uses alone, or in combination with existing or future uses, will materially reduce the capacity of the flood plain or increase in flood heights.
c. Proposed flood plain fill or diked areas will benefit the public health, safety and welfare and incorporate adequate erosion and storm drainage controls, such as pumps, dams and gates.
d. No serious environmental degradation shall occur to the natural features and existing ecological balance of upstream and downstream areas.
e. On-going maintenance of altered areas is provided so that flood-carrying capacity will not be diminished by future erosion, settling, or other factors.
5. Subdivisions and Partitions
All proposed subdivisions or partitions including land within an FP zone shall establish the boundaries of the base flood by survey and shall dedicate said land as per this Section, Greenways. The balance of the land and development shall:
a. Be designed to include adequate drainage to reduce exposure to flood damage, and have public sewer, gas, electrical and other utility systems so located and constructed to minimize potential flood damage, as determined by the City.
b. Provide for each parcel or lot intended for structures, a building site which is at or above the base flood elevation, and meets all setback standards of the underlying zoning district.
c. Where base flood elevation data is not provided, or is not available from an authoritative source, it shall be generated by the applicant for subdivision proposals and other proposed developments which contain at least fifty (50) lots or five (5) acres, whichever is less.
(Ord. 88-879 § 3)
8. Flood Plain Structures
Structures in the FP zone shall be subject to the following conditions, in addition to the standards of the underlying zoning district:
A. Generally
1. All structures, including utility equipment, and manufactured housing, shall be anchored to prevent lateral movement, floatation, or collapse during flood conditions, and shall be constructed of flood-resistant materials, to standards approved by the City, State Structural and Plumbing Specialty Codes and applicable building codes.
2. The lowest floor elevation of a structure designed for human occupancy shall be at least one and one-half (1-1/2) feet above the base flood elevation and the building site shall comply with the provisions of subsection A of Flood Plain Development.
3. The lower portions of all structures shall be flood proofed according to the provisions of the State Structural and Plumbing Specialty Code to an elevation of at least one and one-half (1-1/2) feet above the base flood elevation.

4. The finished ground elevation of any under floor crawl space shall be above the grade elevation of an adjacent street, or natural or approved drainage way unless specifically approved by the City. A positive means of drainage from the low point of such crawl space shall be provided.
B. Utilities
1. Electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities located within structures shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
2. Electrical service equipment, or other utility structures, shall be constructed at or above the base flood elevation. All openings in utility structures shall be sealed and locked.
3. Water supply and sanitary sewer systems shall be approved by the Washington County Health Department, and shall be designed to minimize or eliminate the infiltration of floodwaters into the systems, or any discharge from systems into floodwaters.
C. Residential Structures
1. All residential structures shall have the lowest floor, including basement, elevated to at least one and one-half (1-1/2) feet above the base flood elevation.
2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a Registered Engineer or Architect, or must meet or exceed the following minimum criteria:
a. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
b. The bottom of all openings shall be no higher than one (1) foot above grade.
c. Openings may be equipped with screens, louvers, or other coverings or devices, provided they permit the automatic entry and exit of floodwaters.
D. Non-Residential Construction
1. All commercial, industrial or other non-residential structures shall have either the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
a. Be flood proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water.
b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
c. Be certified by a Registered Professional Engineer or Architect that the design and methods of construction are in accordance with accepted standards of practice for meeting all provisions of this Section.
d. Non-residential structures that are elevated, not flood proofed, must meet the same standards for space below the lowest floor as per subsection C2 of Flood Plain Structures.
(Ord. 88-879 § 3)
9. Additional Requirements
A. Dimensional standards or developments in the FP zone shall be the same as in the underlying zoning district, except as provided in this Section, Additional Requirements.
B. Approval of a site plan pursuant to Chapter 16.90, may be conditioned by the City to protect the best interests of the surrounding area or the community as a whole, and to carry out the terms of the Comprehensive Plan. These conditions may include, but are not limited to:
1. Increasing the required lot sizes, yard dimensions, street widths, or off-street parking spaces.
2. Limiting the height, size, or location of buildings.
3. Controlling the location and number of vehicle access points.
4. Limiting the number, size, location, or lighting of signs.
5. Requiring diking, fencing, screening, landscaping, or other facilities to protect the proposed development, or any adjacent or nearby property.

6. Designating sites for open space or water retention purposes.
7. Construction, implementation, and maintenance of special drainage facilities and activities.
(Ord. 88-879 § 3)

A portion of the site falls within the Cedar Creek 100-year flood plain. The area affected by the flood plain is identified specifically as within Zone A9 of FIRM # 4100273 0001 A. The 100 year flood plain elevation within Zone A9 is 150 feet above mean sea level (MSL). This contour is identified on the preliminary plat. The 150' elevation and lower fall within the remainder lot and not on any of the proposed developable lots. Of the developable lots, lot 1 has the lowest elevation of 160 feet MSL, which is well above the 150 foot boundary. The remainder lot will not have any fill or cut within the 100 year flood plain.

Chapter 16.142 PARKS AND OPEN SPACE

16.142.010 Purpose

This Chapter is intended to assure the provision of a system of public and private recreation and open space areas and facilities consistent with this Code and applicable portions of Chapter 5 of the Community Development Plan Part 2. (Ord. 2006-021; 91-922 § 3)

16.142.020 Multi-Family Developments

A. Standards
Except as otherwise provided, recreation and open space areas shall be provided in new multi-family residential developments to the following standards:
1. Open Space
A minimum of twenty percent (20%) of the site area shall be retained in common open space. Required yard parking or maneuvering areas may not be substituted for open space…

A multi family development is not proposed; therefore no special consideration for open space is required for this development. It should be noted however that the remainder lot of this project is approximately 6.5 acres will not be developed. This area contains wetlands, the 100 year flood plain, and the wetland buffer. This area will be an exciting amenity to this project, as this area will be left in its current native state. The applicant proposes donating this remaining parcel to the City.

16.142.030 Visual Corridors

A. Corridors Required
New developments with frontage on Highway 99W, or arterial or collector streets designated on the Transportation Plan Map, attached as Appendix C, or in Section 5 of the Community Development Plan Part 2, shall be required to establish a landscaped visual corridor according to the following standards:

	Category	Width
1.	Highway 99W	25 feet
2.	Arterial	15 feet
3.	Collector	10 feet

In residential developments where fences are typically desired adjoining the above described major street the corridor may be placed in the road right-of-way between the property line and the sidewalk. (Ord. 2006-021)
B. Landscape Materials…

This project abuts Highway 99W and will meet the visual corridor requirements. The nearest developable lot to Highway 99W is over 235-feet away. This area will be left in its current native state and not developed or landscaped. Existing trees and vegetation will remain in its current state and donated to the City who will have then have assurance this property will remain undeveloped.

16.142.050 Trees Along Public Streets or on Other Public Property

A. Trees Along Public Streets
Trees are required to be planted by the land use applicant to the following specifications along public streets abutting or within any new development. Planting of such trees shall be a condition of development approval. The City shall be subject to the same standards for any developments involving City-owned property, or when constructing or reconstructing City streets.
1. Tree location: Trees shall be planted within the planter strip along newly created or improved streets. In the event that a planter strip is not required or available, the trees shall be planted on private property within the front yard setback area or within public street right-of-way between front property lines and street curb lines. (Ord. 2006-021)
2. Tree size: A minimum trunk diameter of two (2) inches DBH and minimum height of six (6) feet.
3. Tree spacing: A minimum of one (1) tree for every twenty-five (25) feet of public street frontage, or two (2) trees for every buildable lot, whichever yields the greater number of trees. Double fronting lots shall have a minimum of one (1) street tree for every twenty-five (25) feet of frontage. Corner lots shall have a minimum of three (3) street trees.
4. For minor arterial and major collector streets, the City may require planted medians in lieu of paved twelve (12) foot wide center turning lanes, planted with trees to the specifications of this subsection.
5. Tree types: Developments shall include a variety of street trees. The trees planted shall be chosen from those listed in Appendix J of this Code. (Ord. 2006-021)…

Street trees will be planted as required, at the recommended time of year to promote long term survival. A tree planting plan will be submitted with the final plat to assure that trees are properly spaced with respect to driveways and existing infrastructure. Trees will be of species from the City's approved list and available in the market for planting. All trees will be planted in accordance with the Parks and Recreation Department planting specifications. The applicant will pay the appropriate fee based on the above criteria and post the required security for scheduled maintenance.

16.142.060 Trees on Property Subject to Certain Land Use Applications

A. Generally
The purpose of this Section is to establish processes and standards which will minimize cutting or destruction of trees and woodlands within the City. This Section is intended to help protect the scenic beauty of the City; to retain a livable environment through the beneficial effect of trees on air pollution, heat and glare, sound, water quality, and surface water and erosion control; to encourage the retention and planting of tree species native to the Willamette Valley and Western Oregon; to provide an attractive visual contrast to the urban environment, and to sustain a wide variety and distribution of viable trees and woodlands in the community over time. (Ord. 2006-021)
1. All Planned Unit Developments subject to Chapter 16.40, site developments subject to Section 16.92.020, and subdivisions subject to Chapter 16.122, shall be required to preserve trees or woodlands, as defined by

this Section to the maximum extent feasible within the context of the proposed land use plan and relative to other policies and standards of the City Comprehensive Plan, as determined by the City. This Section shall not apply to any PUD, site development or subdivision, or any subdivision phase of any PUD, having received an approval by the Commission prior to the effective date of Ordinance No. 94-991, except for Subsection C5 of this Section, which shall apply to all building permits issued after the effective date to that Ordinance.
2. For the inventory purposes of this Section, a tree is a living woody plant having a trunk diameter as specified below at four and one-half (4-1/2) feet above mean ground level at the base of the trunk, also known as Diameter Breast Height (DBH). Trees planted for commercial agricultural purposes, and/or those subject to farm forest deferral, such as nut and fruit orchards and Christmas tree farms, are excluded from this definition and from regulation under this Section, as are any living woody plants under five (5) inches DBH. (Ord. 2006-021)
a. Douglas fir, ponderosa pine, western red cedar, white oak, big leaf maple, American chestnut, ten (10) inches or greater.
b. All other tree species, five (5) inches or greater.
In addition, any trees of any species of five (5) inches or greater DBH that are proposed for removal as per the minimally necessary development activities defined in subsection C3 of this Section shall be inventoried…

Home site development will require the removal of existing vegetation to construct homes on individual lots. The applicant will make every reasonable effort to protect and preserve existing vegetation on site as much as possible. It is not anticipated that any trees over 5" DBH will be disturbed during construction on the subdivision infrastructure and therefore no inventory is warranted.

Conclusion

The applicant has demonstrated this application complies the City's development standards and approval criteria specified within the Development Code. Therefore the applicant requests the approval of this 9 lot Residential Subdivision.

Clean Water Services
Our commitment is clear.

Service Provider Letter

CWS File Number
08-003092

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:	Washington County	**Review Type:**	Tier 1 Alternatives Analysis
Site Address / Location:	21805 SW Pacific HWY Sherwood, OR 97140	**SPL Issue Date:**	November 10, 2008
		SPL Expiration Date:	November 10, 2010

Applicant Information:		**Owner Information:**	
Name	CLAUS, ROBERT JAMES &	Name	CLAUS, ROBERT JAMES &
Company		Company	
Address	22211 SW PACIFIC HWY SHERWOOD OR 97140	Address	22211 SW PACIFIC HWY SHERWOOD OR 97140
Phone/Fax	503-625-5265	Phone/Fax	503-625-5265
E-mail:	ClausSL@aol.com	E-mail:	ClausSL@aol.com

Tax lot ID	**Development Activity**
2S130D001001, 2S130D001002, 2S130D001000	9-Lot Subdivision

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	Vegetated Corridor Width:	36-100
Vegetated Corridor Condition:	Marginal/Degraded		

Enhancement of Remaining Vegetated Corridor Required: [X]

Square Footage to be enhanced: 57,220

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
Lots 1 and 2	1,800

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
On-site Mitigation	1,800/1:1

[X] Conditions Attached [X] 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. 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. 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 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 greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3. Enhancement of the first 50-feet is required and is equal to 55,550 sf of Vegetated Corridor. An additional enhancement area (1,670 sf) as part of a previous SPL was relocated; so the total amount of required enhancement is equal to 57,220 sf. See SPL attachment 2 for the location of enhancement areas.**
13. 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, 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, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

15. 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&0 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, Table 2-1 and Section 2.10, Table 2-2.
18. **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.**

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)

Clean Water Services
Our commitment is clear.

File Number

Sensitive Areas Certification Form

Property Owner

Name
James Claus

Address
22211 SW Pacific Highway

City/State/Zip
Sherwood, Oregon 97140

Telephone	Fax
503-625-5265	**503-625-6051**

E-mail
ClausSL@aol.com

Applicant

Name
Same

Address

City/State/Zip

Telephone	Fax

E-mail

Project Location

Street, road, or other descriptive location
Northwest of Pacific Highway

Legal Description:

Quarter SE	Section 30	Township 2S	Range 1W
In or near (city or town) **Sherwood**	County **Washington**	Tax Map # **2S 1 30D**	Tax Lot #1000 **1001, 1002**
Waterway **Cedar Creek**	River Mile **1.63**	Latitude **45 21.858'N**	Longitude **122 51.236'W**

Adjacent Property Information:

Street, road, or other descriptive location

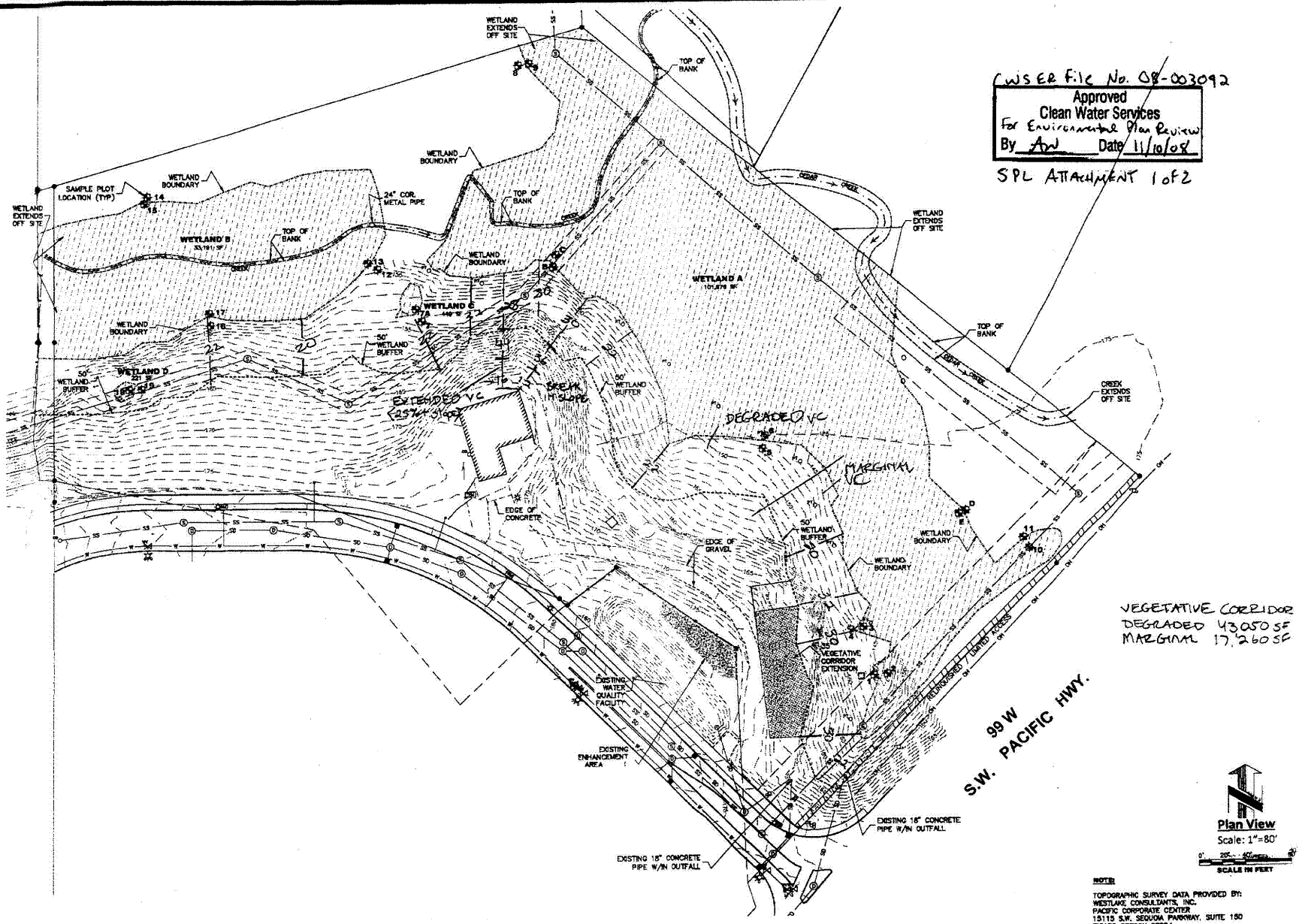
Legal Description:

Quarter	Section	Township	Range
In or near (city or town)	County	Tax Map #	Tax Lot #
Waterway	River Mile	Latitude	Longitude

CWS ER File No. 08-003092

Approved
Clean Water Services
For Environmental Plan Review
By AW Date 11/10/08

SPL ATTACHMENT 1 of 2



VEGETATIVE CORRIDOR
DEGRADED 43,050 SF
MARGINAL 17,260 SF

Plan View
Scale: 1"=80'
SCALE IN FEET

NOTE:
TOPOGRAPHIC SURVEY DATA PROVIDED BY:
WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD OREGON 97224

Design DESIGN | Survey SURVEY
DWG. No. K:\DATA\13028\13028A\13028A_WETLANDBUFFER.DWG
Date 10/14/2008 | Drawn DRAWN
Work Order No. WORKORDER | Scale ####

WETLAND BUFFER MAP
FOR
JIM CLAUSE SUBDIVISION
SHERWOOD OREGON
WASHINGTON COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
409 LINCOLN STREET
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

NOT FOR CONSTRUCTION

1"
IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
PE.141 PE
PRELIMINARY
OREGON
JULY 15, 2005
KEVIN W. CHRISMAN
RENEWAL DATE: 12/31/09

BUFFER

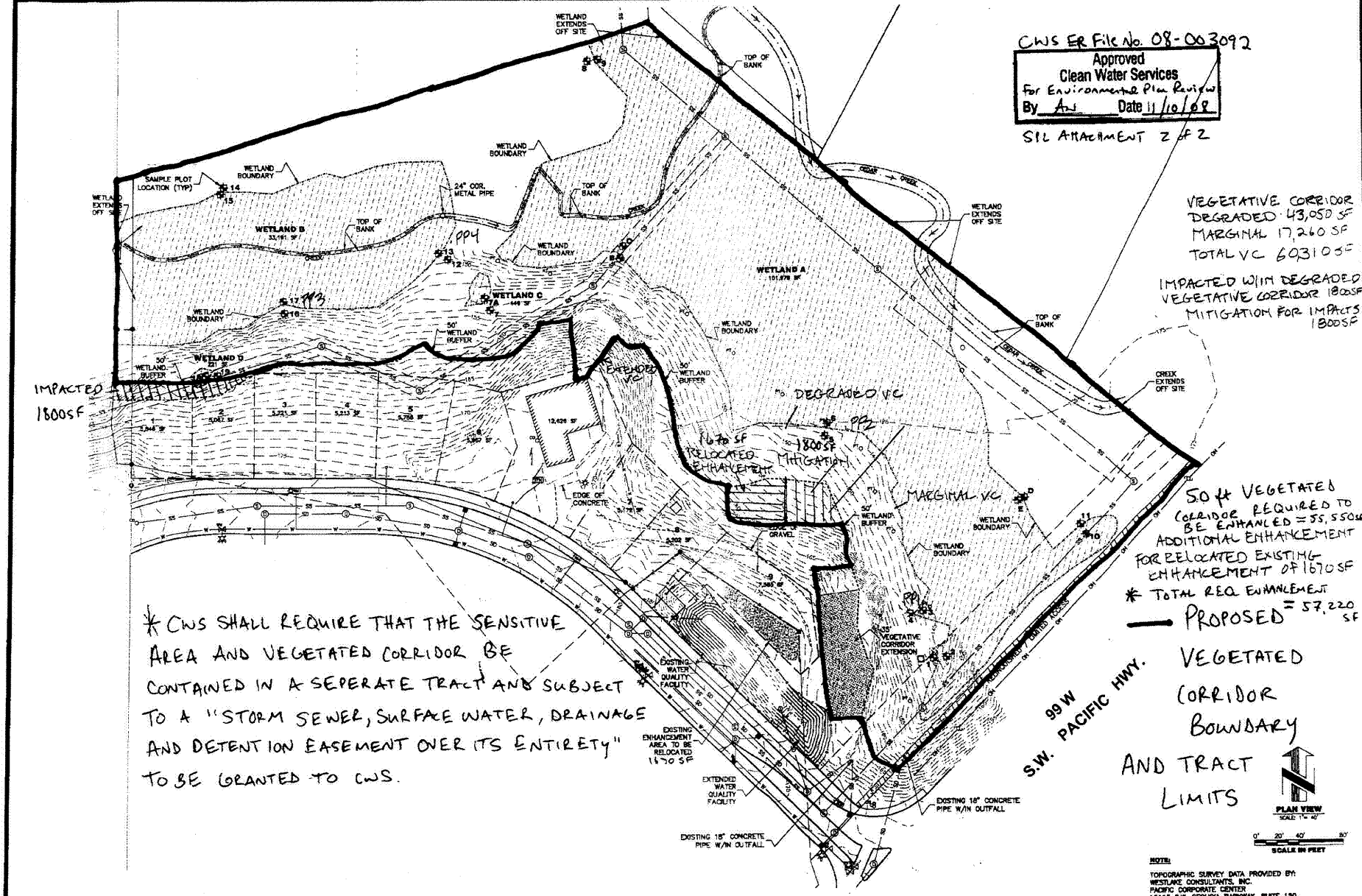
SHEET 2 3

Work Order No. 13028

CWS ER File No. 08-003092

Approved
Clean Water Services
For Environmental Plan Review
By AJ Date 11/10/08

SIL ATTACHMENT 2 of 2



VEGETATIVE CORRIDOR
DEGRADED 43,050 SF
MARGINAL 17,260 SF
TOTAL VC 60310 SF

IMPACTED W/IN DEGRADED VEGETATIVE CORRIDOR 1800SF
MITIGATION FOR IMPACTS 1800SF

5.0 ft VEGETATED CORRIDOR REQUIRED TO BE ENHANCED = 55,550 SF
ADDITIONAL ENHANCEMENT FOR RELOCATED EXISTING ENHANCEMENT OF 1670 SF
* TOTAL REQ ENHANCEMENT = 57,220 SF

* CWS SHALL REQUIRE THAT THE SENSITIVE AREA AND VEGETATED CORRIDOR BE CONTAINED IN A SEPERATE TRACT AND SUBJECT TO A "STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY" TO BE GRANTED TO CWS.

— PROPOSED VEGETATED CORRIDOR BOUNDARY AND TRACT LIMITS

NOTE:
TOPOGRAPHIC SURVEY DATA PROVIDED BY:
WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD OREGON 97224

Survey SURVEY
Design DESIGN
DWG. No. K:\CIVIL\13028\13028\13028_WETLANDS.DWG
Date 10/14/2008
Drawn DRAWN
Work Order No. WORKORDER
Scale ####

DEVELOPMENT MAP

FOR
JIM CLAUSE SUBDIVISION
SHERWOOD OREGON
WASHINGTON COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
409 LINCOLN STREET
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-298-6657

NOT FOR CONSTRUCTION

1"
IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
56141 PE
PRELIMINARY
OREGON
JUL. 15, 2008
KEVIN W. CHRISMAN
RENEWAL DATE: 12/31/09

DEVELOPMENT

SHEET 3 3

Work Order No.
13028

20
10
11
37

Washington County, Oregon
10/04/2006 03:04:17 PM
D-DBS Cnt=1 Stn=8 C PFEIFER
$20.00 $6.00 $11.00 - Total = $37.00

2006-118570

01019470200601185700040046

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

AFTER RECORDING RETURN TO:

Michael G. Gunn
Attorney at Law
PO Box 1046
Newberg, OR 97132

SEND ALL TAX STATEMENTS TO:

No Change

FATCO. NO. 79560-LT

BARGAIN AND SALE DEED
Statutory Form

KNOW ALL MEN BY THESE PRESENTS, Robert James Claus and Susan L. Claus, husband and wife, as Grantors, convey to Robert James Claus and Susan L. Claus, husband and wife, as Grantees, all of the Grantors' interest in the following described real property situated in Washington County, Oregon:

See attached Exhibit "A" for legal description

To have and to hold the same unto Grantee and Grantee's heirs, successors, and assigns forever.

The true consideration for this conveyance is Requirement by WA County to record deed setting forth legal description of remaining property retained by Grantor/Grantee after lot line adjustment deed from Grantor to Woodhaven Crossing II LLC recorded immediately before this recording.

This conveyance only acts as an adjustment of a common boundary regarding a lot line adjustment and does not create any additional parcels or tax accounts.

Dated this 25 day of September, 2006.

Robert James Claus Grantor	Susan L. Claus Grantor
Robert James Claus Grantee	Susan L. Claus Grantee

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

STATE OF OREGON)
)ss
County of Washington)

Personally appeared before me the above-named Robert James Claus and Susan L. Claus who acknowledged execution of the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 25 day of April, 2006.

Notary Public for Oregon
My Commission Expires 12-6-06

OFFICIAL SEAL
FRUE ELLIS
NOTARY PUBLIC-OREGON
COMMISSION NO. A362806
MY COMMISSION EXPIRES DEC. 6, 2006

EXHIBIT "A" Page 1 of 2

Real property in the County of Washington, State of Oregon, described as follows:

A tract of land in the Southeast quarter of Section 30, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, being more particularly described as follows:

Beginning at a point of intersection of the Westerly line of that certain tract of land as described in Deed to Lloyd McFall, et ux, recorded in Book 372, Page 240 of the Washington County, Oregon Deed Records and the Northwesterly right of way of State Highway 99W as relocated, being a point on a 14,253.94 foot radius curve to the left, the radius point of which bears Northwesterly and running thence, along said Northwesterly right of way on the arc of said curve (the long chord of which bears North 44°48'58" East 71.50 feet) 71.50 feet; thence North 44°40'21" East a distance of 115.50 feet; thence North 44°13'29" East, a distance of 283.77 feet; thence North 44°05'15" East a distance of 407.90 feet to a point that bears South 44°05'15" West a distance of 4.70 feet from the P.T. at Engineer's Centerline Station No. 433+03.26 and the true point of beginning; thence North 02°48'45" West a distance of 232.59 feet; thence North 55°20'24" West a distance of 128.85 feet; thence South 52°58'20" West a distance of 63.18 feet; thence South 46°24'35" West a distance of 118.52 feet; thence North 39°30'14" West a distance of 200.89 feet; thence North 79°11'21" West a distance of 126.13 feet; thence North 80°40'28" West a distance of 114.15 feet to a point on the Westerly line of said McFall Tract; thence along said Westerly line North 00°15'54" West to the Northwest corner of that tract conveyed to N.T. Andrews, et ux, by Deed recorded December 8, 1920 in Book 120, Page 21; thence Northeasterly along the Northerly line of said Andrews Tract 467.0 feet, more or less, to the most Northerly corner of said Andrews Tract; thence South 50°51' East, a distance of 665 feet, more or less, to a point that is 70 feet Northwesterly of the center line of the Southbound lane of the Pacific Highway West as said highway has been relocated which centerline is described in said McFall Deed; thence on a line which is parallel to and 70 feet Northwesterly of said centerline as described in McFall Deed, Southwesterly to the true point of beginning.

Excepting therefrom the following:

Beginning at a 5/8 inch iron rod located at the most Northerly corner of that property described in Fee No. 90-31406, Deed Records, in the City of Sherwood, County of Washington and State of Oregon, said point being located on the Northerly right-of-way of State Highway 99W and being 70.00 feet distant when measured at right angles from the centerline at Engineer's Station 432 + 89.35, and being in the Southeast quarter of the Southwest quarter of Section 30, Township 1 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon; thence North 02°47"15" West 205.10 feet to a 5/8 inch iron rod; thence North 55°19'36" West 128.82 feet to a 5/8 inch iron rod; thence South 53°01'19" West 63.18 feet to a 5/8 inch iron rod; thence South 46°24'22" West 91.80 feet; thence North 33°28'56" West 235.21 feet; thence North 55°46'10" East 122.97 feet; thence North 71°35'20" East 89.69 feet; thence South 10°57'39" East 169.59 feet; thence South 74°53"23" East 94.22 feet; thence South 57°38'46" East 45.15 feet; thence South 44°48'52" East 21.90 feet; thence South 24°11 '55" East 40.61 feet; thence South 02°47'15" East 175.96 feet to a point on said Northerly right-of-way 70.00 feet when measured at right angles from the centerline thereof, said point being on a spiral curve; thence along said Northerly right-of-way and spiral curve (the chord of which bears South 44°05'35" West 37.54 feet to the point of beginning.

Excepting therefrom the following: Legal description set forth on Page 2.

EXHIBIT "A" Page 2 of 2

Real property in the County of Washington, State of Oregon, described as follows:

Two tracts of land in the Southeast quarter of Section 30, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, being more particularly described as follows:

PARCEL I:

Beginning at a point in the Northerly line of that parcel of land as described in Document Number 97-117980, Washington County Deed Records, which bears North 00°03'20" East, 1011.91 feet and South 78°35'19" East, 63.79 feet from the Southwest corner of that parcel as described in said Document Number 98-053733; thence, leaving the Northerly line of Document Number 97117980, East 147.86 feet to the beginning of a 332.00 foot radius curve right; thence along the arc of said curve, through a central angle of 09°43'13" an arc length of 56.32 feet (chord bears South 85°08'24" East, 56.26 feet) to a point on the most Northerly Westerly line of that parcel of land described by exception in said Document Number 98-053733, Washington County Deed Records; thence along said Northerly Westerly line South 33°28'56" East, 196.47 feet to the most Northerly Southwest corner of said property as described by exception in Document Number 98053733, said point being further described as a point on the Northerly line of said property as described in Document Number 97-117980; thence tracing said Northerly line South 46°24'22" West, 26.81 feet; thence continuing along said Northerly line North 39°28'53" West, 201.01 feet; thence continuing along said Northerly line North 79°11'12" West 126.12; thence continuing along said Northerly line North 78°35'19" West 42.03 feet to the Point of Beginning.

PARCEL II:

Beginning at the Southeasterly corner of said property created by exception in Document Number 98-053733; thence tracing the Easterly line of said property North 02°47'15" West, 38.69 feet; thence leaving said Easterly line South 45°38'33" East, 28.25 feet to a point on the Northwesterly right of way line of State Highway 99 West; thence along said right of way line and along the arc of a 70.00 foot offset spiral curve an arc distance of 26.32 feet (the chord of which bears South 44°05'58" West, 26.32 feet) to the point of beginning.

Tax Parcel Number: R2079740

25
11-06
42
368

Washington County, Oregon 2006-118572
10/04/2006 03:04:17 PM
D-DW Cnt=1 Stn=8 C PFEIFER
$25.00 $6.00 $11.00 $368.00 - Total = $410.00

01019476200601185720050052

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

AFTER RECORDING RETURN TO:

Michael G. Gunn
Attorney at Law
PO Box 1046
Newberg, OR 97132

SEND ALL TAX STATEMENTS TO:

Mr. and Ms. R. James Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
$368.00 FEE PAID
10/4/06 DATE

FATCO. NO. 654246-LT

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Lloyd W. McFall and Irene K. McFall also known of record as Lloyd William McFall and Irene Katherine McFall, husband and wife, hereinafter called grantors, for the consideration hereinafter stated, to grantors paid by Robert James Claus and Susan L. Claus, husband and wife, hereinafter called grantees, do hereby grant, bargain, sell and convey unto the grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Washington County, State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantors hereby covenant to and with grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): See attached Exhibit "B" for list of encumbrances,

and that grantors will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $367,504.87 as paid by a qualified accommodator pursuant to an IRC #1031 tax deferred exchange. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration.

This conveyance is subject to a life estate in favor of Grantors pursuant to the terms and conditions set forth on attached Exhibit "C"

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on October 3, 2006; if grantor is a corporation, it caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 3 day of October, 2006.

Lloyd W. McFall
Lloyd W. McFall
Aka Lloyd William McFall
Grantor

Irene K. McFall
Irene K. McFall
Aka Irene Katherine McFall
Grantor

STATE OF OREGON)
)ss
County of Washington)

Personally appeared before me the above-named Lloyd W. McFall aka Lloyd William McFall and Irene K. McFall aka Irene Katherine McFall who acknowledged execution of the foregoing instrument to be their voluntary act and deed.

Subscribed and ~~sworn~~ to before me this 3 day of October 2006.

Prue Ellis
Notary Public for Oregon
My Commission Expires 12-6-06

OFFICIAL SEAL
PRUE ELLIS
NOTARY PUBLIC-OREGON
COMMISSION NO. A362806
MY COMMISSION EXPIRES DEC. 6, 2006

Exhibit "A"

Real property in the County of Washington, State of Oregon, described as follows:

Beginning at a 5/8 inch iron rod located at the most Northerly corner of that property described in Fee No. 90-31406, Deed Records, in the City of Sherwood, County of Washington and State of Oregon, said point being located on the Northerly right-of-way of State Highway 99W and being 70.00 feet distant when measured at right angles from the centerline at Engineer's Station 432+89.35, and being in the Southeast quarter of the Southwest quarter of Section 30, Township 1 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon; thence North 02°47'15" West 205.10 feet to a 5/8 inch iron rod; thence North 55°19'36" West 128.82 feet to a 5/8 inch iron rod; thence South 53°01'19" West 63.18 feet to a 5/8 inch iron rod; thence South 46°24'22" West 91.80 feet; thence North 33°28'56" West 235.21 feet; thence North 55°46'10" East 122.97 feet; thence North 71°35'20" East 89.69 feet; thence South 10°57'39" East 169.59 feet; thence South 74°53'23" East 94.22 feet; thence South 57°38'46" East 45.15 feet; thence South 44°48'52" East 21.90 feet; thence South 24°11'55" East 40.61 feet; thence South 02°47'15" East 175.96 feet to a point on said Northerly right-of-way 70.00 feet when measured at right angles from the centerline thereof, said point being on a spiral curve; thence along said Northerly right-of-way and spiral curve (the chord of which bears South 44°05'35" West 37.54 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TWO PARCELS:

PARCEL I: Beginning at the most Northerly Southwest corner of said parcel as created by exception; thence tracing the most Northerly Southerly line of said parcel North 33°28'56" West 196.47 feet; thence leaving said Southerly line and along the arc of a 332.00 foot radius non-tangent curve to the right (radius point bears South 09°43'13" West), through a central angle of 34°38'14", an arc distance of 200.71 feet (chord bears South 62°57'40"East, 197.66 feet); thence South 45°38'33" East, 7.94 feet to a point on the most Northerly Southerly line of said parcel; thence tracing said Southerly line South 53°01'19" West, 8.58 feet; thence continuing along said Southerly line South 46°24'22" West. 91.80 feet to the Point of Beginning.

PARCEL II: Beginning at the Southwesterly corner of said parcel described by exception in Document No. 98-053733; thence tracing the Westerly line of said property North 02°47'15" West, 93.89 feet; thence leaving Westerly line South 45°38'33" East, 40.57 feet to a point on the most Easterly line of said parcel; thence tracing said Easterly South 02°30'17" East, 38.48 feet to a point on the Northwesterly right-of-way line of State Highway 99 West; thence along said right-of-way line and along the arc of a 70.00 foot offset spiral curve to the left an arc distance of 37.55 feet (the chord of which bears South 44°04'59" West, 37.55 feet) the Point of Beginning.

Tax Parcel Number: R0548848

3. Statutory powers and assessments of Clean Water Services.

4. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

5. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of unnamed.

6. Limited access provisions contained in Deed from the State of Oregon, by and through State Highway Commission recorded August 8, 1995 in Book 372, Page 240 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

   Modification and/or amendment by instrument:
   Recording Information: October 20, 1977 in Book 1209, Page 753

7. Relinquishment of Access as contained in Deed/Suit No. in the Circuit Court/Superior Court, Washington County.
   Recorded: August 8, 1955
   Recording No.: Book 372, Page 240
   From: State of Oregon, by and through its State Highway Commission
   To: Lloyd William McFall and Irene Katherine McFall, husband and wife

   Modification and/or amendment by instrument:
   Recording Information: October 20, 1977 in Book 1209, Page 753

8. An easement reserved in a deed, including the terms and provisions thereof;
   Recorded: August 8, 1955 in Book 372, Page 240
   From: State of Oregon, by and through its State Highway Commission
   To: Lloyd William McFall and Irene Katherine McFall, husband and wife
   For: Construct, operate and maintain a channel change to carry the waters of Cedar Creek

9. Easement, including terms and provisions contained therein:
   Recording Information: September 15, 1986 as Fee No. 86041530
   In Favor of: City of Sherwood, Oregon, a municipal corporation
   For: Sanitary sewer
   Affects: See recorded document for exact location

10. Easement, including terms and provisions contained therein:
   Recording Information: September 15, 1986 as Fee No. 86041531
   In Favor of: City of Sherwood, Oregon, a municipal corporation
   For: Sanitary sewer
   Affects: See recorded document for exact location

EXHIBIT "C" – TERMS AND CONDITIONS OF LIFE ESTATE

Grantors and Grantees agree that the said life estate in favor of Grantors shall terminate upon the occurrence of the following:

1). If either of the Grantors die during the time period of five (5) years from the date of execution by Grantors of this said Warranty Deed, the life estate terminates upon the earlier of five (5) years from the date of execution or the death of the second Grantor.

2). If neither of the Grantors die during the time period of five (5) years from the date of execution of this said Warranty Deed, the life estate terminates upon the death of the first Grantor.

3). Notwithstanding both paragraphs 1) and 2) set forth above, if both Grantors do not reside at the real said property for a period of at least three (3) consecutive months, the life estate terminates upon the expiration of the said three (3) consecutive month time period.

Grantors and Grantee further agree that the remaining terms and conditions of the said life estate are set forth in a separate document executed by both Grantors and Grantees in an earnest money agreement dated March 20, 2006.

RJC	SLC
LWM	IKM

Washington County, Oregon
04/09/2008 10:53:20 AM
D-DBS Cnt=1 Stn=7 K GRUNEWALD
$20.00 $5.00 $11.00 - Total = $36.00

2008-031882

01237422200800318820040044

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

After Recording Please
Return To:
Robert J. Claus and Susan L. Claus
22211 SW Pacific Hwy
Sherwood, OR 97140

Send Tax Statement To:
Same as above

LAWYERS 06-AD 92 117

RECORDED BY LAWYERS TITLE INS CORP AS AN ACCOMMODATION ONLY NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR FOR THE VALIDITY, SUFFICIENCY, OR EFFECT OF THIS DOCUMENT.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS Lloyd W. McFall and Irene K. McFall, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert James Claus AKA R James Claus and Susan L. Claus, as tenants by the entirety, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the City of Sherwood, County of Washington and State of Oregon, described as follows, to-wit:

SEE EXHIBITS "A" AND "B" ATTACHED

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars is $__0___.

However the actual consideration consists of or includes other property or value given or promised which is the whole consideration .

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of APRIL, 2008; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

x Lloyd W. McFall x Irene K. McFall

Lloyd W. McFall Irene K. McFall

STATE OF OREGON)ss.
County of WASHINGTON)

The foregoing instrument was acknowledged before me on this 7th day of APRIL, 2008 by Lloyd W. McFall.

Notary for Oregon
My commission expires: 3-13-12

OFFICIAL SEAL
FRANK W LAMBERT
NOTARY PUBLIC-OREGON
COMMISSION NO. 425818
MY COMMISSION EXPIRES MAR. 13, 2012

STATE OF OREGON)ss.
County of WASHINGTON)

The foregoing instrument was acknowledged before me on this 7th day of APRIL, 2008 by Irene K. McFall.

Notary for Oregon
My commission expires: 3-13-12

OFFICIAL SEAL
FRANK W LAMBERT
NOTARY PUBLIC-OREGON
COMMISSION NO. 425818
MY COMMISSION EXPIRES MAR. 13, 2012

2003-171031

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 30, T. 2 S., R. 1 W., W.M., WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD AT THE MOST NORTHERLY CORNER OF THAT TRACT OF LAND SURVEYED BY SURVEY NUMBER 27319, WASHINGTON COUNTY SURVEY RECORDS (SAID ROD IS FURTHER IDENTIFIED ON SAID SURVEY NUMBER 27319 AS BEING A "FOUND 5/8 INCH IRON ROD PER CARLILE SURVEY DATED MARCH, 1975"); THENCE ALONG A NORTHWESTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID TRACT OF LAND SURVEYED BY SURVEY NUMBER 27319, WASHINGTON COUNTY SURVEY RECORDS, NORTH 50°51'54" WEST 65.79 FEET TO AN EXISTING WIRE FENCE LINE; THENCE ALONG SAID WIRE FENCE LINE THE FOLLOWING SIX (6) COURSES:

1) SOUTH 64°43'49" WEST 44.18 FEET;
2) THENCE SOUTH 65°36'55" WEST 51.28 FEET;
3) THENCE SOUTH 66°12'31" WEST 47.93 FEET;
4) THENCE SOUTH 67°20'16" WEST 137.13 FEET;
5) THENCE SOUTH 66°55'33" WEST 112.90 FEET;
6) THENCE SOUTH 68°38'14" WEST 48.33 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFOREMENTIONED TRACT OF LAND SURVEYED BY SURVEY NUMBER 27319, WASHINGTON COUNTY SURVEY RECORDS, WHICH IS LOCATED NORTH 73°49'37" EAST 5.93 FEET FROM A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "AKS ENGR.";

THENCE ALONG SAID NORTHERLY LINE NORTH 73°49'37" EAST 475.79 FEET TO THE POINT OF BEGINNING.

CONTAINS 12020 SQUARE FEET.

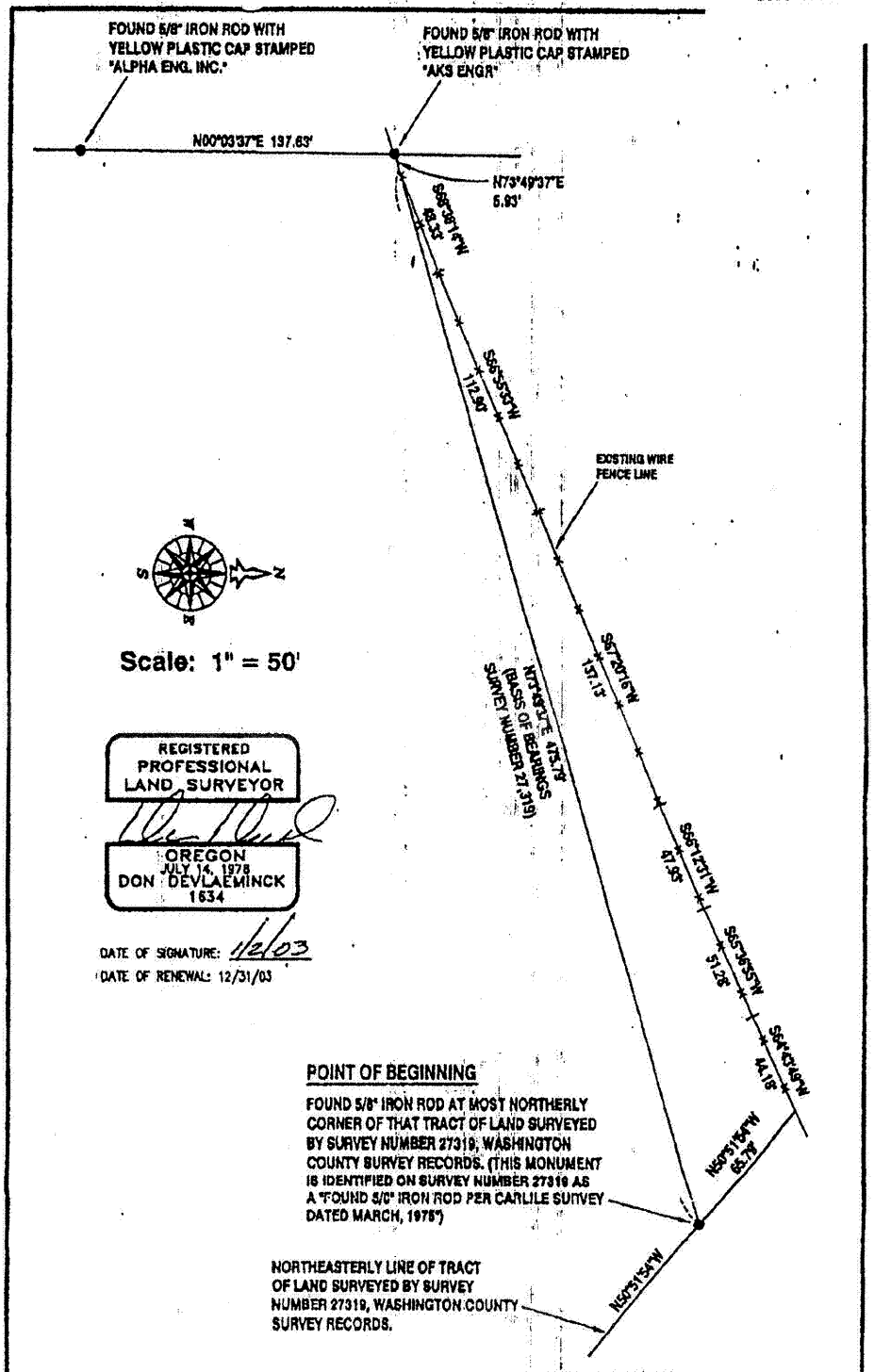
REGISTERED
PROFESSIONAL
LAND SURVEYOR

1/2/03

OREGON
JULY 14, 1978
DON DEVLAEMINCK
1634

DATE of Renewal 12/31/03

2003-171031



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 14, 1978
DON DEVLAEMINCK
1634

DATE OF SIGNATURE: 1/2/03
DATE OF RENEWAL: 12/31/03

COPY SMALLER THAN ORIGINAL

EXHIBIT "B"

COMPASS ENGINEERING
ENGINEERING SURVEYING PLANNING
6564 S.E. LAKE ROAD (503) 653-9083 PHONE
MILWAUKIE, OREGON 97222 WWW.COMPASS-ENGINEERING.COM

MAP OF PROPERTY
SITUATED IN SECTION 30, T2S, R1W, W.M.
WASHINGTON COUNTY, OREGON

Oregon
Theodore R. Kulongoski, 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.

State Land Board

Theodore R. Kulongoski
Governor

Bill Bradbury
Secretary of State

Randall Edwards
State Treasurer

November 4, 2008

James Claus
22211 SW Pacific Highway
Sherwood, Oregon 97140

Re: Wetland Delineation Report for Claus subdivision, 21805 SW Pacific Highway, Sherwood, Washington County; T 2S R 1W S 30D Tax Lots 1001, 1002 and 1000 (portion); WD #08-0468; Sherwood Local Wetlands Inventory wetland C-2 and C-17

Dear Mr. Claus:

The Department of State Lands has reviewed the wetland delineation report prepared by Schott and Associates for the site referenced above. [Please note that the study area includes only a portion of the tax lot described above (please see the attached map)]. Based upon the information presented in the report, a site visit on October 24, 2008, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in the revised wetland map of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map. Within the study area, four wetlands (Wetlands A-D) (totaling approximately 3.37 acres) and two waterways (Cedar Creek and a tributary to Cedar Creek) were identified. Wetlands A, B, and C and both waterways are subject to the permit requirements of the state Removal-Fill Law. Because Wetland D was artificially-created wetland and less than one acre in size, it is not regulated by the state per OAR 141-085-0015(7a). A state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in the wetlands or below the ordinary high water line (OHWL) of a waterway (or the 2 year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

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 and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within 60 calendar days of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5321 if you have any questions.

Sincerely,

Anna Buckley
Wetland Specialist

Approved by Janet C. Morlan
Janet C. Morlan, PWS
Wetlands Program Manager

Enclosures

ec: Cari Cramer, Schott and Associates
City of Sherwood Planning Department
James McMillan, Corps of Engineers, Portland office
Carrie Landrum, DSL
Damon Reische, Clean Water Services

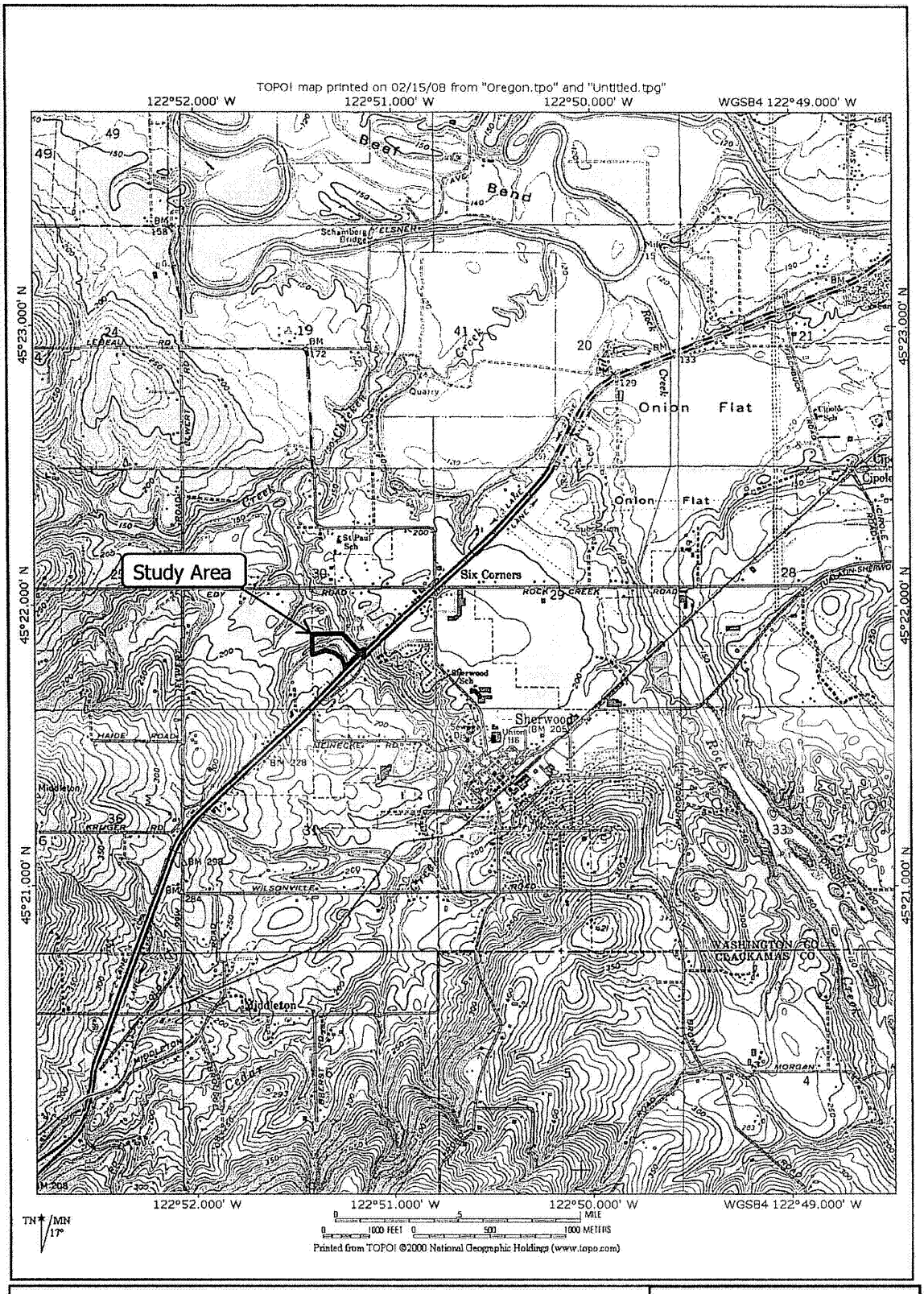


Figure 1: Location Map
Claus Subdivision
S&A # 2065

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

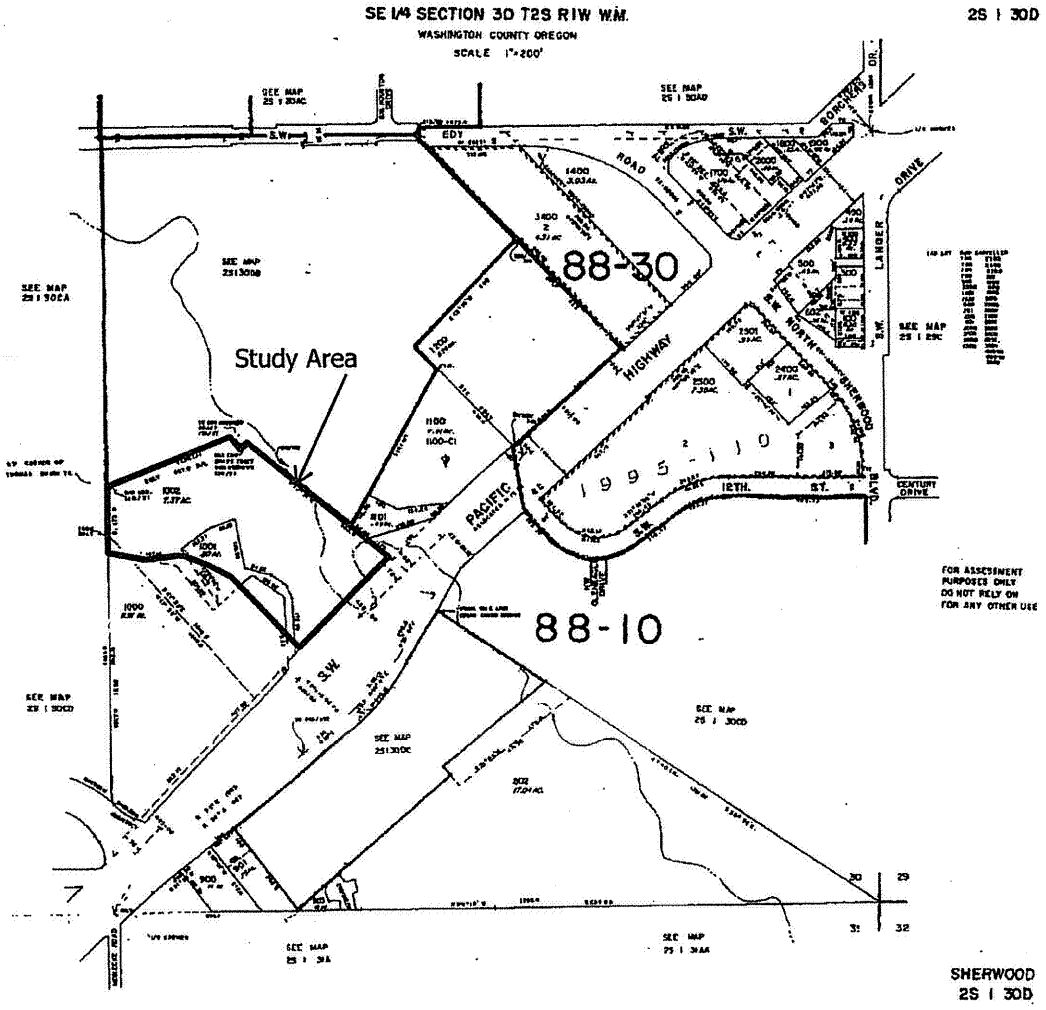


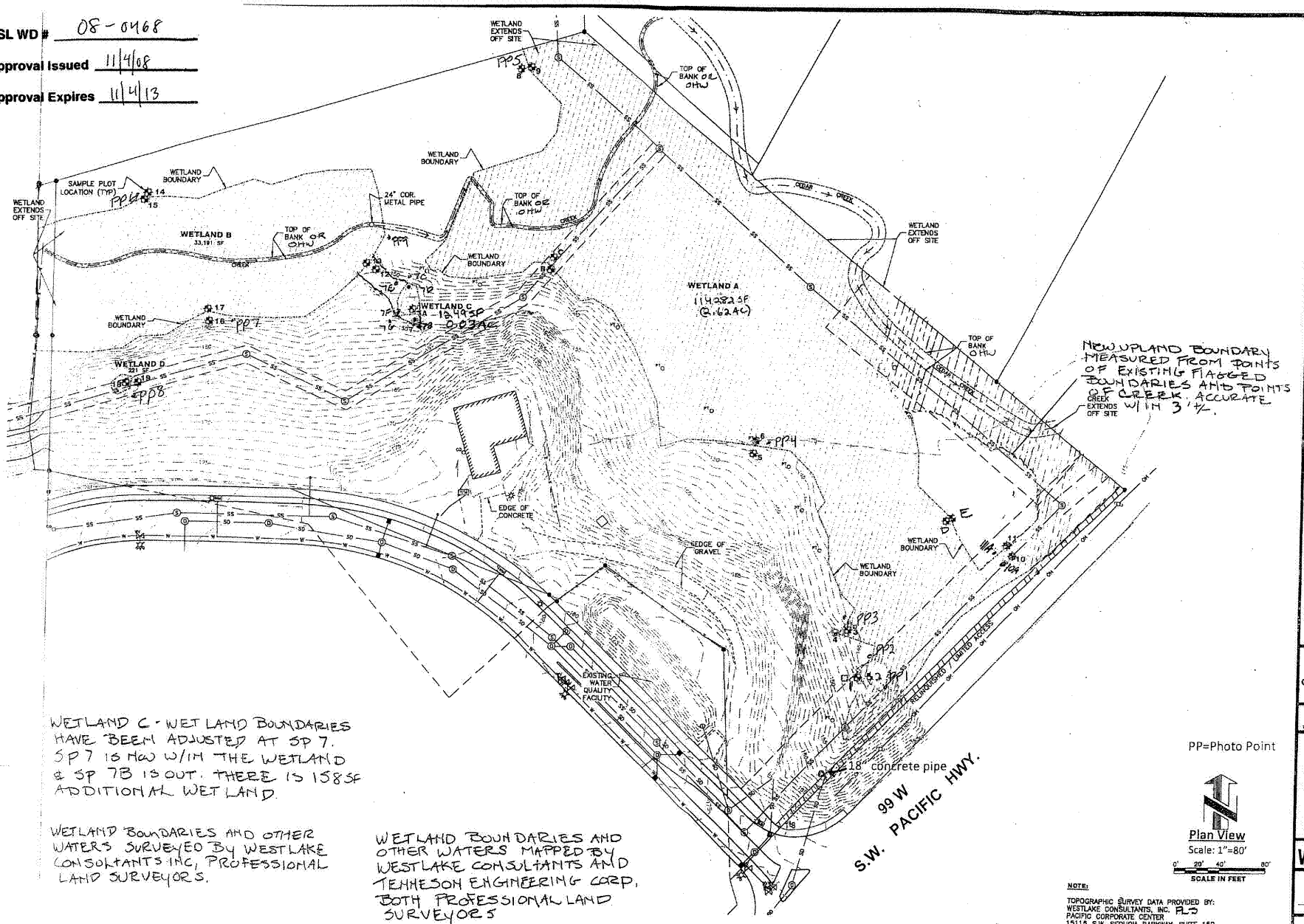
Figure 2: Tax Map
Claus Subdivision
S&A # 2065

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

DSL WD # 08-0468

Approval Issued 11/4/08

Approval Expires 11/4/13



WETLAND C - WETLAND BOUNDARIES HAVE BEEN ADJUSTED AT SP 7. SP 7 IS NOW W/IN THE WETLAND & SP 7B IS OUT. THERE IS 1585F ADDITIONAL WETLAND.

WETLAND BOUNDARIES AND OTHER WATERS SURVEYED BY WESTLAKE CONSULTANTS INC, PROFESSIONAL LAND SURVEYORS.

WETLAND BOUNDARIES AND OTHER WATERS MAPPED BY WESTLAKE CONSULTANTS AND TENNESON ENGINEERING CORP, BOTH PROFESSIONAL LAND SURVEYORS

NOTE:

TOPOGRAPHIC SURVEY DATA PROVIDED BY:
WESTLAKE CONSULTANTS, INC. PLS
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD OREGON 97224

Design DESIGN | Survey SURVEY
DWG. No. REVCAD:\13028\13028_WETLANDS.DWG
Date REVISED 8/27/2008 | Drawn DRAWN
Work Order No. WORKORDER | Scale ####

WETLAND MAP

FOR

JIM CLAUSE SUBDIVISION
SHERWOOD OREGON

WASHINGTON COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
409 LINCOLN STREET
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

NOT FOR CONSTRUCTION

1" IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER 56,141 PE OREGON JULY 15 2008 KEVIN W. CHRISMAN

PRELIMINARY

RENEWAL DATE: 12/31/09

WETLAND

SHEET 1 3

Work Order No. 13028

File Number

An on-site, water-quality-sensitive area reconnaissance was completed on:

Date 2/14/2008 By Cari L Cramer Title Wetland Scientist Company Schott & Assoc.

A. Existence of Water-Quality-Sensitive Areas

As defined in the District's Design and Construction Standards, water-quality-sensitive areas:
☒ do ☐ do not exist on site (check appropriate box).

☒ do ☐ do not exist within 200' on adjacent properties, or ☐ unable to evaluate adjacent property (check appropriate box).

- If water-quality-sensitive areas exist, complete Section B below.
- If water-quality-sensitive areas do not exist, skip Section B, sign this form and submit to the District with plan approval package.

B. Types of Water-Quality-Sensitive Areas

The type(s) of water-quality-sensitive area(s) that occur on site or within 200 ft on adjacent properties are (check all that apply):
☒ wetland(s) ☐ spring(s) ☐ intermittent stream(s) ☒ perennial stream(s) ☐ ponds

Sign this form and submit to the District with plan approval package and one (1) copy of the Natural Resources Assessment Report (information available through the District).

- The Natural Resources Assessment Report includes:
  - Wetland Delineation Report per DSL / Corps reporting requirements (if wetlands present).
  - Vegetated corridor documentation meeting the requirements of CWS Design and Construction Standards, Chapter 3 and Appendix C.

C. Area of Vegetated Corridor

Outer length of Vegetated Corridor on-site	1,087 LF
Average width of Vegetated Corridor on-site	50'
Total square feet of Vegetated Corridor on-site	55,550

By signing this form the Owner, or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site.

I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Applicant:

James Claus — Property owner

Print/Type Name — Print/Type Title

Signature — Date 9-2-08

2550 SW Hillsboro Highway • Hillsboro, Oregon 97123
Phone: (503) 681-5100 • Fax: (503) 681-4439 • www.cleanwaterservices.org

SCHOTT & ASSOCIATES
Ecologists & Wetlands Specialists

21018 NE Hwy 99E • P.O. Box 589 • Aurora, OR 97002 • (503) 678-6007 • FAX: (503) 678-6011

COPY

SENSITIVE LANDS REPORT
FOR
CLAUS SUBDIVISION PROJECT

Prepared For:
James Claus
22211 SW Pacific Highway
Sherwood, Oregon 97140
503-625-5237

Prepared by:
Cari L Cramer

Project #: 2065
September 2008

INTRODUCTION

Site Location

The approximately 16.28 acre subject property is located northwest of SW Pacific Highway, Sherwood, Oregon (T2S R1W Sec. 30 TL# 1001, 1002 & a small portion of 1000). A prior delineation that included these tax lots was done in 2006 (#06-0016). The southeast property boundary is defined by Pacific Highway. The southwest property boundary is bordered by a new road leading into a new development to the south. The north and northeast property boundaries are partially bordered by commercial development and partially by residential development. To the west is undeveloped property. Surrounding land use is residential and commercial.

Site Description

The property sloped north, northeast from the southern property boundary approximately halfway across the property. The remainder of the site was flat. Seeps were observed at the lower end of the slope on the east portion of the property. Cedar Creek, a perennial waterway and tributary to Chicken Creek, flowed under Pacific Highway and entered the property from the northeast, flowing northwest for a short distance before leaving the property to the north. A tributary creek and a series of drain channels on the west half of the property eventually tied together and flowed to Cedar Creek.

At the time of the site visit a single family residence was located on tax lot 1001 on the southern portion of the site midway east west. The house was accessed by a concrete driveway to the south. An abandoned gravel roadway starting from the driveway extended southeast three fourths of the way to Pacific Highway before ending. Surrounding the house was a manicured lawn and ornamental shrubs and trees.

A water quality facility was located northwest of Pacific Highway adjacent to the new development road. An 18 inch concrete outlet pipe was located east of the water quality facility draining water northeast within a slight swale.

Vegetation within the sloped areas was a combination of forested area, grasses with scattered trees and large clusters of Himalayan blackberry (*Rubus discolor*). The forested area located at the east end of the slope had a canopy consisting mainly of red alder (*Alnus rubra*) and a few Oregon ash (*Fraxinus latifolia*). The understory at the very east end had recently been cleared but skunk cabbage (*Lysichiton americanum*) and Himalayan blackberry were growing back. The remaining understory consisted of clusters of horsetail (*Equisetum sp*) and sword fern (*Polystichum munitum*) bordered by Himalayan blackberry at the bottom of the slope. Toward the west end of the slope the area opened up into grasses and forbs with a scattering of trees such as English hawthorn (*Crataegus monogyna*), Douglas fir (*Pseudotsuga menziesii*) and western red cedar (*Thuja plicata*). Grasses were a mix of tall fescue (*Festuca arundinacea*), orchard grass (*Dactylis glomerata*), bentgrass (*Agrostis sp.*), slough sedge (*Carex obnupta*) and reed canary grass (*Phalaris arundinacea*) as well as a small patch of cattail (*Typha latifolia*)

northwest of the house. Portions of the slope bottom were bordered by Himalayan blackberry.

The rest of the site consisted mainly of open grass area bordered by forested area at the western half of the southern property boundary. The grasses were predominantly reed canary grass with areas of soft rush (*Juncus effusus*) and skunk cabbage. The bordering forested area consisted of a canopy of Red alder, Douglas fir and western red cedar with an understory consisting of sword fern, Himalayan blackberry, tall fescue, velvet grass (*Holcus lanatus*) and reed canary grass.

Project Objectives

The applicant proposes a subdivision with 9 lots plus one lot with an existing residence is to remain. Also proposed is to expand the water quality facility to the east and a portion of the CWS utility access road will be graveled off of the main entry road.

The purposes of this report are to determine the impacts of the proposed development within any onsite wetland buffer and assess current conditions to determine an appropriate restoration/enhancement plan for any onsite wetland vegetated corridors.

METHODS

The analysis of the sensitive areas on the project site was conducted using the Standard Site Assessment method outlined in Clean Water Services (CWS) Manual Chapter 3 and Appendix C. The analysis of wetlands conducted on the site was based on published methods for implementing Section 404 of the Clean Water Act. The Routine Onsite Determination Method (1987 manual, pp 52-69) was used to determine the wetland boundary.

SENSITIVE AREAS

A wetland delineation and sensitive lands assessment on tax lots 1001, 1002 and a portion of 1000 was completed in February 2008 by Schott and Associates. Four PEM wetlands were found on site. Wetland A, of 2.34 acres, was located south, southwest of Cedar Creek in the northeastern portion of the property. A large portion of the wetland extended all the way to Cedar Creek. The wetland ran offsite to the north and northwest. Wetland B, of 0.76 acres, was located just west of Wetland A and extended offsite to the west. Wetland B was separated from Wetland A by upland that used to be an old dam. Wetland B was an old pond that silted in and drained, breaching the old dam. A creek running through Wetland B connected to Wetland A by way of a culvert and ditching. The creek continued through Wetland A, connecting to Cedar Creek. Wetland C was a small isolated 0.01 acre wetland located just south of the upland separation between Wetland A and B. The hydrology appeared to be seepage due to excavation into the bank. Wetland C is less than an acre, manmade and isolated, therefore, not jurisdictional. Wetland D was a small, isolated, manmade pond of 0.005 acres located south of Wetland

B, near the west property boundary. Wetland D is considered non-jurisdictional as it is less than an acre, isolated and manmade within upland.

Cedar Creek, a perennial stream, entered the site from the north, near Pacific Highway, flowed northwest for a short distance and exited the site to the north. The creek continued flowing off site northwest, connecting to Chicken Creek. Cedar Creek is listed by the Stream Net website to contain anadromous fish.

A perennial creek flowed through the middle of the wetland furthest west (Wetland B). The creek was partially culverted and partially ditched through upland that previously had been an old dam, continuing through a portion of the large northern wetland at the west end and connecting to Cedar Creek to the north offsite.

Vegetated Corridor

As required by CWS regulations, a sensitive area assessment was performed for the vegetated corridor adjacent to the wetland (Tables 1-3). As required per 3.03.1c of CWS regulations, a 50 foot vegetated corridor is required. A slope analysis was done and where slopes exceeded 25%, the vegetative corridor was increased where applicable. The main vegetative community within the corridor on site was a grass field community with a few scattered trees. Within the grass field community most of the vegetated corridor consisted of non-native grasses and little or no canopy cover. The vegetated corridor was in degraded condition (Table 2 & 3). At the east end of the large wetland (Wetland A), bordering a part of the southern portion was a forested community. This portion of the vegetative corridor was in marginal condition as canopy cover was good but the percent cover of shrub and groundcover was low, The area mainly contained invasive species (Table 1).

Photo Point 1 represents the marginal vegetated corridor conditions bordering the wetlands to the north (Table 1). Photo Points 2, 3 and 4 represent the degraded vegetated corridor bordering the wetlands to the north (Table 2 & 3).

Table 1: Photo Point 1 Vegetated Corridor Plant Cover Data

Scientific Name	Common Name	Layer	% Cover
Alnus rubra	Red alder	Tree	55
Rubus discolor	Himalayan blackberry	Shrub/invasive	80
Polystichum munitum	Sword fern	Forb	10
Equisetum arvense	Horsetail	Forb	10
% cover by natives			75%
% tree canopy			55%
% invasive/noxious			80%
Corridor conditions			Marginal

Table 2: Photo Point 2 Vegetated Corridor Plant Cover Data

Scientific Name	Common Name	Layer	% Cover
Agrostis sp	Bent grass	Grass	20%
Festuca arundinacea	Tall fescue	Grass	30%
Phalaris arundinacea	Reed canary grass	Grass	20%
Dactylis glomerata	Orchard grass	Grass	10%
Carex obnupta	Slough sedge	Grass	20%
Fraxinus latifolia	Oregon ash	Tree	20%
Crataegus monogyna	English hawthorn	Tree	5%
% cover by natives			40%
% tree canopy			25%
% invasive/noxious			20%
Corridor condition			Degraded

Table 3: Photo Point 3 and 4 Vegetated Corridor Plant Cover Data

Scientific Name	Common Name	Layer	% Cover
Holcus lanatus	Velvet grass	Grass	25
Phalaris arundinacea	Reed canary grass	Grass	15
Festuca arundinacea	Tall fescue	Grass	15
Rubus discolor	Himalayan blackberry	Shrub/invasive	50
% cover by natives			0%
% tree canopy			0%
% invasive/noxious			65%
Corridor conditions			Degraded

Sensitive Areas Requirements and Conditions

As per 3.03.1c and Table 3-1 the onsite vegetated corridors shall extend 50 feet from the delineated wetland boundary. The topography on site was north sloping to flat. A slope analysis was done as portions of the slope exceeded 25%. At the southwest end of the large wetland (Wetland A) where the slopes exceeded 25%, slope percents were calculated in 25 feet increments. At the break in slope an additional 35 feet of vegetative corridor was added. The entire 35 feet is within an existing lot. A portion of the extended vegetative corridor is within an established fully landscaped portion of the property and the rest is within the location of the house. Therefore, vegetative corridor measurements include only up to the break in slope. Slopes that exceeded 25% slope at the east end of the large wetland were due to the presence of stacked boulders directly below a CWS utility access road. The stacked boulders are causing the slope to exceed 25% and the CWS road directly above it must remain for sewer line access. Additional vegetative corridor is not required here.

According to CWS regulations vegetated corridors for onsite wetlands that are degraded or marginal require enhancement to bring to "Good" corridor conditions. Removal of invasive species is required for the vegetated corridor followed by replacement of native

species per CWS standards. Within the degraded areas there are minimal to no trees and shrubs. Within the marginal area there are few shrubs. Further enhancement is required. Native plants will be installed per CWS standards within the first 50 feet.

IMPACTS

Impacts to Sensitive Areas

There will be impacts to one sensitive area, a 221 square feet, manmade pond with wetland fringe. The pond/wetland was manmade within upland and less than 1 acre, therefore, not DSL jurisdictional. There will be no other impacts to wetland areas.

Impacts to the Vegetated Corridor

The proposed development consists of a subdivision with nine new buildable lots and one lot which has an existing residence on it. Lots 1and 2 at the west end of the proposed development will impact the vegetated corridor. The vegetated corridor is in degraded condition here and encroachments do not exceed 30% of the depth or 40% of the width. The maximum encroachment is 30% of the depth across lot 1 and part of lot 2. Only 14% of the length of the vegetated corridor is impacted.

The required vegetative buffer is 50 feet wide plus additional, when applicable, where the slope easement exceeded 25%. The total buffer length of the southern buffer edge is 1,087 lineal feet. The total square footage of buffer is 55,550. Total impact area is 1,800 sf. As per 3.07.3 Alternative Analysis, A Tier 1 Alternative Analysis is required.

Per CWS requirements, the area of permanent impacts must be mitigated at a 1:1 ratio and incorporated into the remaining vegetated corridor. 1,800 sq ft (0.04 acre) of degraded vegetated corridor is required to be mitigated.

Tier 1 Alternative Analysis

Clean Water Services requires a Tier 1 Analysis because in proposing to construct lots 1 and 2 approximately 30 percent of the vegetative corridor depth will be impacted and less than14 percent of with length of the southern vegetative corridor boundary.

The preferred plan- The preferred plan is to develop a 10 lot subdivision which includes the existing house. The proposed lots 1 and 2 will impact 1,800 square feet of the vegetative corridor which is approximate 30% of the depth and 14% of the length. The lot encroachment into the vegetative corridor is unavoidable because of minimum lot size requirements set forth by the City of Sherwood. Minimum lot size is 5,000 sf. The lots cannot be made to be any smaller in size or they will not be functional to build on. The depth would be too short. The only alternative to impacting the depth of the vegetative corridor for the construction of lots 1 and 2 is to eliminate them. This is not financially feasible. They were already adjusted so as to impact as minimal area as possible but still allow for minimal lot size to build on. The public benefit of this plan is that the

developer will donate all of the undeveloped land to the City of Sherwood for a nature park.

Alternative one- Alternative plan one had lot depths of 95 feet causing an encroachment of 24 feet depth or 48 percent of the buffer width across lot 1 and part of lot 2. There would have been impacts of 2,556 square feet. This exceeds the maximum buffer depth encroachment. This alternative does not meet CWS's standards (see alt. 1 plan).

Alternative two- The other alternative plan was to omit one lot, leaving 8 new lots to build on rather than 9. The longest portion of lot 1 would lie east west. The width of the lot would be 65 feet and would not encroach into the vegetative buffer. However, the lot would be unbuildable as it would not meet front and backyard setbacks. In addition, the loss of one lot would cause a significant financial hardship to the developer.

Alternative three- Alternative three would be to omit the first two lots. Omitting the first two lots rather than building with minimal impacts to the vegetative corridor would cause a significant financial hardship on the client. The clients approach is to preserve as much of the natural area as possible rather than develop within it. The client would like to turn the wetlands and vegetative corridor over to the city as a protected natural area which could be enhanced as a public benefit. This leaves the client with a minimal amount of property to build on. He is proposing very minimal impact with 9 buildable lots and one existing lot, while turning over the large majority of the natural areas, hence developing a very small portion of the property. Having 9 buildable lots rather than 8 would maximize the owner's development potential while still preserving most of the property. The impacts of 1,800 sq feet with a 15 feet maximum depth is very minimal, but increases building potential greatly.

ENHANCEMENT

As per CWS regulations, enhancement of the portions of the vegetated corridor not already in good condition is required. Per 3.06.2 Required Vegetative Corridor Enhancement, the first 50 feet closest to the Sensitive Area are required to be enhanced to Good Conditions. The planting plan shows enhancement of the areas in degraded and marginal condition, not impacted, with an approximate enhancement area of 52,550 sq ft (1.24 acres). (Appendix E)

The enhancement plan calls for the removal and control of non-native grass species and Himalayan blackberry. The control method will be compatible with CWS requirements. The grass species and the Himalayan blackberry will be replaced by a scrub-shrub forested community to compliment the existing vegetation community. The portions of degraded vegetated area in the field grass community have little to no canopy and minimal native plant coverage. Trees and shrubs will be installed to bring the degraded vegetated corridor to good condition. The area in marginal condition has a good canopy. Shrubs and a few trees will be added to bring the area to good conditions. Areas within utility easements will be planted to shrubs only. The areas not restricted by easements will be planted to trees and shrubs. Plantings will include Douglas fir, Ponderosa pine (*Pinus ponderosa*), black cottonwood (*Populus balsamifera*), Oregon ash (*Fraxinus*

latifolia) (adjacent to wetland), tall Oregon grape (*Mahonia aquifolium*), snowberry (*Symphoricarpos albus*), serviceberry (*Almelanchier alnifolia*) and clustered rose (*Rosa pisocarpa*) (adjacent to wetland).

Native grasses such as native California brome (*Bromus carinatus*) and blue wildrye (*Elymus glaucus*) will be planted where areas are bare.

The enhancement plan was designed to meet CWS landscape requirements. Maintenance and monitoring of the Vegetated Corridor mitigation will be in accordance with CWS regulations.

MITIGATION

As per 3.08.2.a, impacts to the Vegetated Corridor require replacement at a 1:1 ratio. Currently the existing vegetated corridor is 55,550 sf (1.28 acres) and the proposed impact area is 1,800 sq ft (0.04 acres). To compensate for the lost vegetated corridor, the applicant proposes to mitigate an additional 1,800 sq ft (0.04 acres) (Appendix E).

The mitigation plan calls for the removal of non-native grass species and Himalayan blackberry. The control method will be compatible with CWS requirements. The grass species and Himalayan blackberry will be replaced by a scrub-shrub forested community to compliment the existing adjacent community. Plantings will include Douglas fir, Ponderosa pine, tall Oregon grape, snowberry and serviceberry. The mitigation plan was designed to meet CWS landscape requirements. Maintenance and monitoring of the Vegetated Corridor mitigation will be in accordance with CWS regulations.

APPENDICES

A: Site Vicinity Map
B: Existing Conditions Map
C: Site Development Plan, Vegetated Corridor Conditions w/ Photo Points
D: Vegetated Corridor Photographs
E: Enhancement and Mitigation Plan
F: Alternative Plans
G: Aerial view
H: Wetland Delineation Report

APPENDIX A: SITE VICINITY MAP

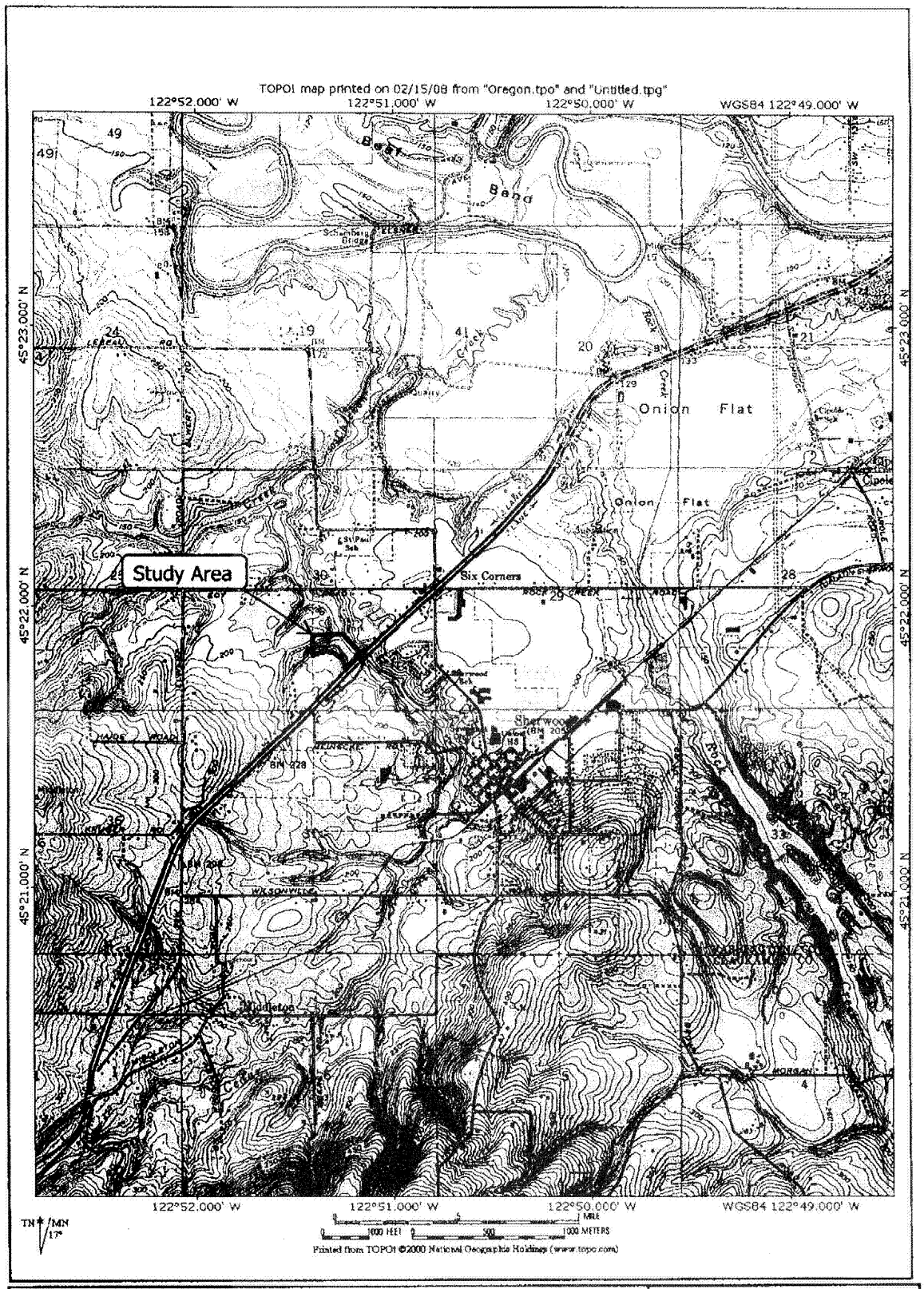


Figure 1: Location Map
Claus Subdivision
S&A # 2065

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Aurora, OR. 97002
503.678.6007

APPENDIX B:
EXISTING CONDITIONS MAP

APPENDIX C: SITE DEVELOPMENT PLAN, VEGETATED CORRIDOR CONDITIONS WITH PHOTO POINTS

APPENDIX D: VEGETATED CORRIDOR PHOTOGRAPHS

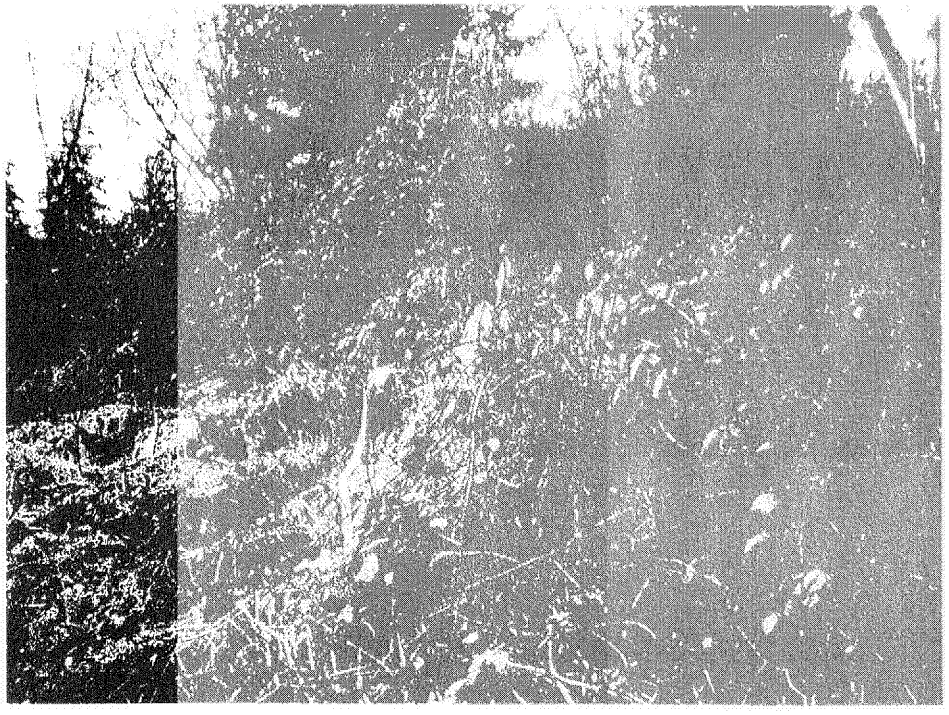

Photo Point 1 facing southeast

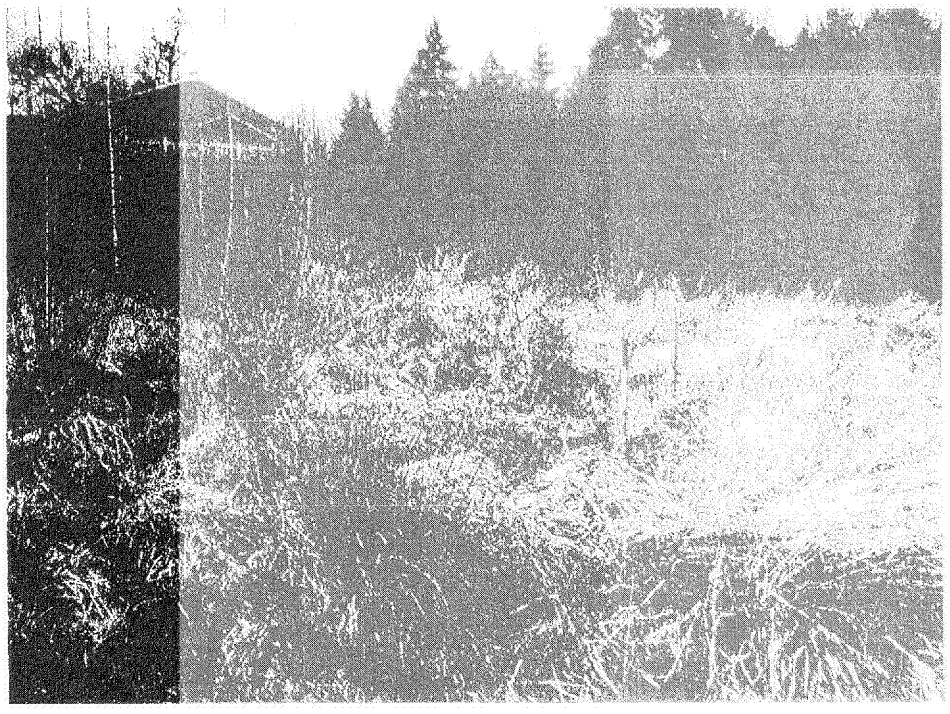

Photo Point 2 facing west

Claus Subdivision Project
Site Photographs
S&A # 2065

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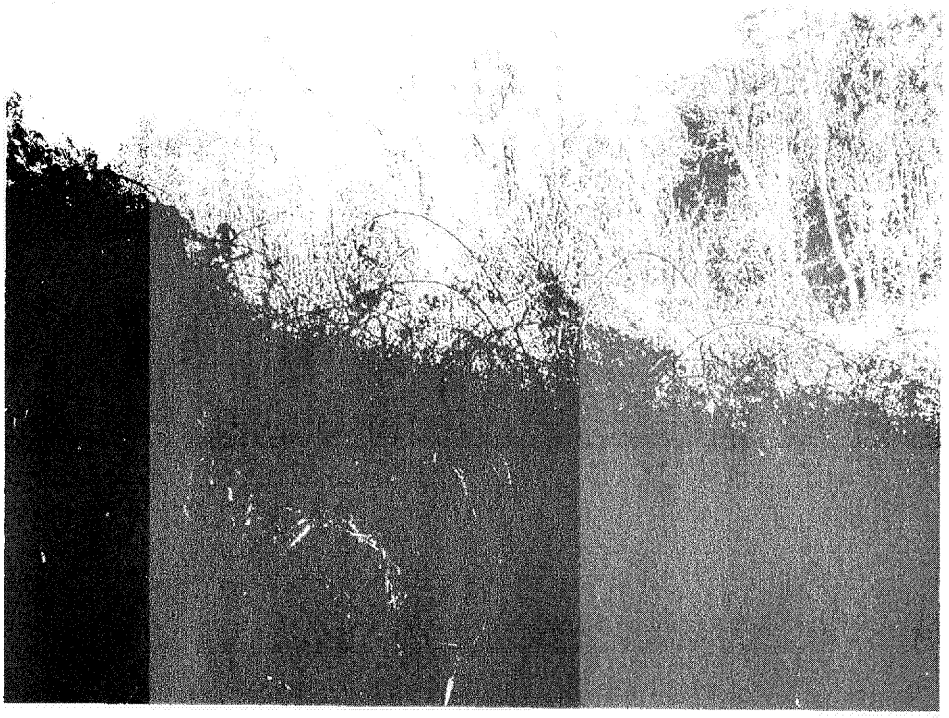

Photo Point 3 facing west

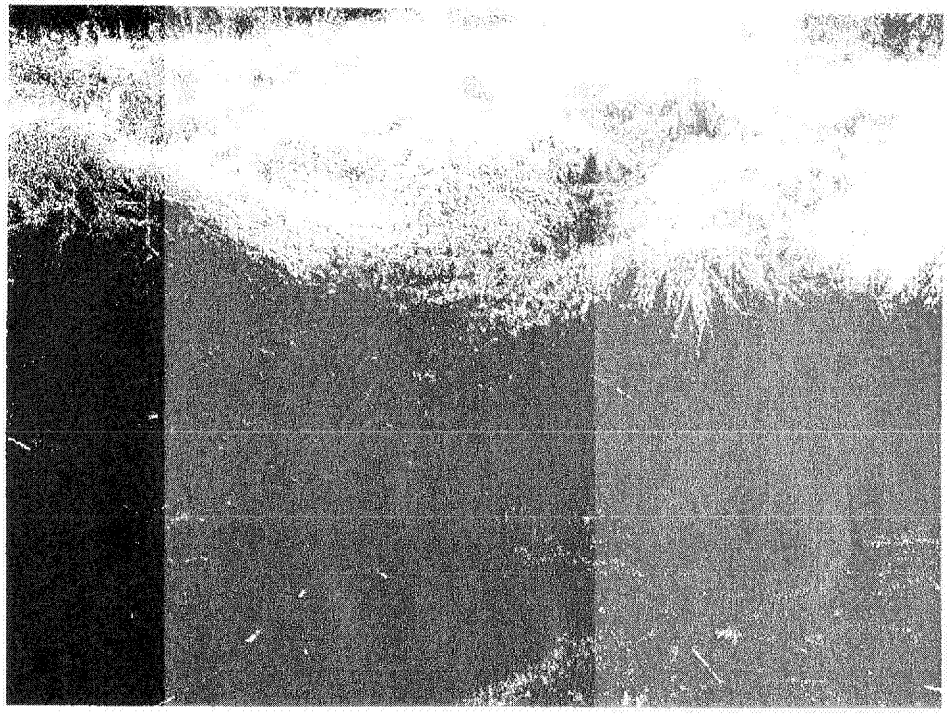

Photo Point 4 facing west

Claus Subdivision Project
Site Photographs
S&A 2065

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Claus Subdivion Project Enhancement Planting Plan 41,250 sq degraded (not impacted)								
Plant Communities	**Plant Category**	**Water Requirement**	**Light Requirement**	**Minimum Root Size**	**Minimum Plant Height**	**Spacing**	**Spacing Format**	**Qty.**
Douglas fir (*Pseudotsuga menziesii*)	Tree	Dry	Sun	2 gal.	3'	10'	Single	100
Ponderosa pine (*Pinus ponderosa*)	Tree	Dry	Sun	1 gal.	3'	10'	Single	112
Black cottonwood (*Populus balsamifera*)	Tree	Dry	Sun	1gal.	2'	10'	Single	112
Oregon Ash** (*Fraxinus latifolia*)	Tree	Moist	Part	2 gal	3'	10'	Single	92
Snowberry (*Symphoricarpos albus*)	Shrub	Dry	Part	1 gal.	1.5'	4-5'	Cluster	584
Serviceberry (*Almelanchier alnifolia*)	Shrub	Dry	Part	2 gal.	2'	4-5'	Single	325
Tall Oregon grape (*Mahonia aquifolium*)	Shrub	Dry	Sun	1 gal	6"	4-5'	Cluster	584
Clustered rose (*Rosa pisocarpa*) **	Shrub	wet	Part	1 gal	1.5'	4-5'	Cluster	584
Native California brome (*Bromus carinatus*)*	Grass	Dry	Part	Seed	n/a	6 lbs per acre		
Blue Wildrye (*Elymus glaucus*)*	Grass	Dry	Part	Seed	n/a	6 lbs per acre		

* Native seed as needed in bare areas.

** Oregon ash and clustered rose to be planted adjacent to wetland.

Claus Subdivision Propery Enhancement Planting Plan 12,500 sq marginal								
Plant Communities	**Plant Category**	**Water Requirement**	**Light Requirement**	**Minimum Root Size**	**Minimum Plant Height**	**Spacing**	**Spacing Format**	**Qty.**
Douglas fir (*Pseudotsuga menziesii*)	Tree	Dry	Sun	2 gal.	3'	10'	Single	23
Ponderosa pine (*Pinus ponderosa*)	Tree	Dry	Sun	1 gal.	3'	10'	Single	24
Black cottonwood (*Populus balsamifera*)	Tree	Dry	Sun	1 gal	2'	10'	Single	23
Snowberry (*Symphoricarpos albus*)	Shrub	Dry	Part	1 gal.	1.5'	4-5'	Cluster	188
Serviceberry (*Almelanchier alnifolia*)	Shrub	Dry	Part	2 gal.	2'		Single	60
Tall Oregon grape (*Mahonia aquifolium*)	Shrub	Dry	Sun	1 gal.	6"	4-5'	Cluster	188
Clustered rose (*Rosa pisocarpa*)**	Shrub	Wet	Part	1 gal.	1.5'	4-5'	Cluster	188
Native California brome (*Bromus carinatus*)*	Grass	Dry	Part	Seed	n/a	6 lbs per acre		
Blue Wildrye (*Elymus glaucus*)*	Grass	Dry	Part	Seed	n/a	6 lbs per acre		

* Native grass seed as needed in bare areas.
** Clustered rose to be planted adjacent to wetland.

Existing plant notes;

The canopy for the marginal vegetative buffer is at 55%. 125 trees would be required to be planted in the marginal buffer. Due to the existing buffer cover, 70 additional trees will be planted for 100% canopy.

Claus Subdivision Project Mitigation Planting Plan
1,800 sq ft to be planted

Plant Communities	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	On Center/ Seed rate	Spacing Format	Qty.
Douglas fir (*Pseudotsuga menziesii*)	Tree	Dry	Sun	2 gal.	3'	10'	Single	6
Ponderosa pine (*Pinus ponderosa*)	Tree	Dry	Sun	1 gal.	3'	10'	Single	6
Black cottonwood (*Populus balsamifera*)	Tree	Dry	Sun	1 gal.	2'	10'	Single	6
Tall Oregon grape (*Mahonia aquifolium*)	Shrub	Dry	Sun	1 gal	6"	4-5'	Cluster	40
Snowberry (*Smphoricarpos albus*)	Shrub	Dry	Part	1 gal.	1.5'	4-5'	Cluster	40
Serviceberry (*Almelanchier alnifolia*)	Shrub	Dry	Part	2 gal.	2'	4-5'	Single	10
Native California brome (*Bromus carinatus*)*	Grass	Dry	Part	Seed	n/a	6 lbs per acre		
Blue Wildrye (*Elymus glaucus*)*	Grass	Dry	Part	Seed	n/a	6 lbs per acre		

*Native seed as needed in bare areas.

APPENDIX F: ALTERNATIVE PLANS

APPENDIX G: AERIAL VIEW

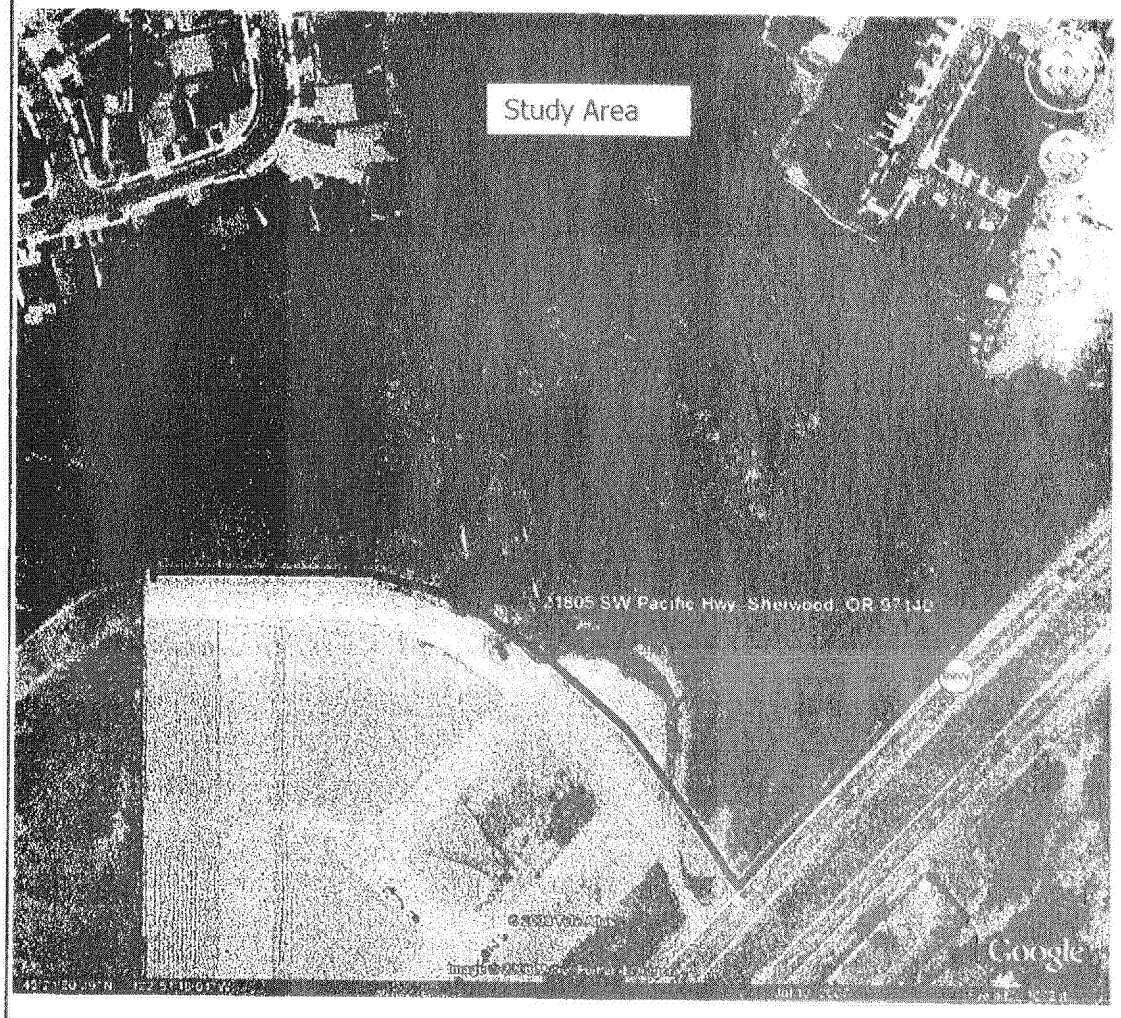

Figure 5: Aerial Photograph
Claus Subdivision
S&A # 6065

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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 the 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**
Mail a copy of the completed form with payment of the required report review fee to: **Oregon Department of State Lands, P.O. Box 4395, Unit 18, Portland, OR 97208-4395.**
For new credit card payment option, see DSL web site.

☒ Applicant ☒ Owner Name, Firm and Address: **James Claus** **22211 SW Pacific Highway** **Sherwood, Oregon 97140**	Business phone # **503-625-5265** Mobile phone # (optional) FAX # **503-625-6051** E-mail: **ClausSL@aol.com**
☒ Authorized Legal Agent, Name and Address: **Schott and Associates** **PO Box 589** **Aurora, OR 97002**	Business phone # **503-678-6007** FAX # **503-678-6011** Mobile phone # E-mail: **carl@schottandassociates.com**

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: R. James CLAUS Signature:
Date: 9/2/08 Special instructions regarding site access:

Project and Site Information (for latitude & longitude, use centroid of site or start & end points of linear project)

Project Name: **Claus subdivision**	Latitude: **45 21.858' N** Longitude: **122 51.236'W**
Proposed Use: **subdivision**	Tax Map # **2S 1 30D**
Project Street Address (or other descriptive location): **21805 SW Pacific Hwy** **Northwest of Pacific Highway** City: **Sherwood** County: **Washington**	Township **2S** Range **1W** Section **30** QQ **D** Tax Lot (s) **1001, 1002 and part of 1000** Waterway: **Cedar Creek** River Mile: **1.63** NWI Quad(s): **Sherwood**

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: **Carl Cramer** **Same**	Phone # **503-678-6007** Mobile phone # FAX # **503-678-6011** E-mail: **carl@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: Carl Cramer Date: **9/2/08**

Primary Contact for report review and site access is ☒ Consultant ☐ Applicant/Owner ☐ Authorized Agent

Wetland/Waters Present? ☒ Yes ☐ No | Study Area size: **16.28** Total Wetland Acreage: 3.12

Check Box Below if Applicable:	**Fees:**
☐ R-F permit application submitted	☒ Fee payment submitted **$ 350.00**
☐ Mitigation bank site	☐ Fee ($100) for resubmittal of rejected report
☐ Wetland restoration/enhancement project (not mitigation)	Name of Payor: **James Claus**
☐ Industrial Land Certification Program Site	

Other Information:	Y	N	
Has previous delineation/application been made on parcel?	☒	☐	If known, previous DSL # **06-0016**
Does LWI, if any, show wetland or waters on parcel?	☒	☐	

For Office Use Only

DSL Reviewer: _____ Fee Paid Date: ____ / ____ / ____ DSL WD # _____
Date Delineation Received: ____ / ____ / ____ DSL Project # _____ DSL Site # _____
Scanned: ☐ Final Scan: ☐ DSL WN # _____ DSL App. # _____

JURISDICTIONAL WETLAND DETERMINATION AND DELINEATION OF CLAUS SUBDIVISION

Prepared for:
James Claus
22211 SW Pacific Highway
Sherwood, Oregon 97140

Prepared by:
Cari L Cramer

Project #: 2065
August 2008

TABLE OF CONTENTS

DEPARTMENT OF STATE LANDS COVER FORM **1**
(A) LANDSCAPE SETTING AND LAND USE 1
(B) SITE ALTERATIONS 2
(C) PRECIPITATION DATA AND ANALYSIS 2
(D) SITE SPECIFIC METHODS 3
(E) DESCRIPTION OF ALL WETLANDS AND OTHER NON-WETLAND WATERS 3
(F) DEVIATION FROM LWI OR NWI 4
(G) MAPPING METHOD 5
(H) ADDITIONAL INFORMATION 5
(I) RESULTS AND CONCLUSIONS 5
(J) DISCLAIMER 6
APPENDIX A: MAPS 7
APPENDIX B: DATA FORMS 14
APPENDIX C: GROUND LEVEL PHOTOGRAPHS 15
APPENDIX D: REFERENCES 16

LIST OF FIGURES

FIGURE 1. LOCATION MAP 8
FIGURE 2. TAX MAP 9
FIGURE 3. LWI MAP 10
FIGURE 4. SOIL SURVEY MAP 11
FIGURE 5. AERIAL PHOTOGRAPH 12
FIGURE 6. WETLAND MAP 13

(A) Landscape Setting and Land Use

The approximately 16.28-acre subject property is located northwest of SW Pacific Highway in Sherwood, Oregon (T2S R1W Sec.30 TL#1001 and 1002 and a small portion of TL 1000). A prior delineation that included these tax lots was done in 2006 (#06-0016). The southeast property boundary is defined by Pacific Highway. The southwest property boundary is bordered by a new road into a new development to the south. The north and northeast property boundaries are partially bordered by commercial development and partially by residential development. To the west is undeveloped property. Surrounding land use is residential and commercial.

The property sloped north, northeast from the southern property boundary approximately halfway across the property. The remainder of the site was flat. Seeps were observed at the lower end of the sloped area on the east portion of the property. Cedar Creek, a perennial waterway and tributary to Chicken Creek, flowed under Pacific Highway and entered the property from the northeast, flowing northwest for a short distance before leaving the property to the north. A tributary creek and a series of drain channels on the west half of the property eventually tied together and flowed to Cedar Creek.

At the time of the site visit a single family residence was located on tax lot 1001 on the southern portion of the site midway east west. The house was accessed by a concrete driveway to the south. An abandoned gravel roadway starting from the driveway extended southeast approximately three fourth of the way to Pacific Highway before ending. Surrounding the house was a manicured lawn and ornamental shrubs and trees.

A Water quality facility was located northwest of Pacific Highway adjacent to the new development road. An 18 inch concrete outlet pipe was located east of the water quality facility draining water northeast within a slight swale.

Vegetation within the sloped areas was a combination of forested area, grasses with scattered trees and large clusters of Himalayan blackberry (*Rubus discolor*). The forested area located at the east end of the slope had a canopy consisting mainly of red alder (*Alnus rubra*) with some Oregon ash (*Fraxinus latifolia*). The understory at the very east end had recently been cleared but new skunk cabbage (*Lysichiton americanum*) and Himalayan blackberry were growing back. The remaining understory consisted of clusters of horsetail (*Equisetum sp*) and sword fern (*Polystichum munitum*) bordered by Himalayan blackberry at the bottom of the slope. Toward the west end of the slope the area opened up into grasses and forbs with a scattering of trees such as English hawthorn (*Crataegus monogyna*), Douglas fir (*Pseudotsuga menziesii*) and western red cedar (*Thuja plicata*). Grasses were a mix of tall fescue (*Festuca arundinacea*), orchard grass (*Dactylis glomerata*), bentgrass (*Agrostis sp.*), slough sedge (*Carex obnupta*) and reed canary grass (*Phalaris arundinacea*) as well as a small patch of cattail (*Typha latifolia*) northwest of the house. Portions of the slope bottom were bordered by Himalayan blackberry.

The rest of the site consisted mainly of open grass area bordered by forested area at the western half of the northern property boundary. The grasses were predominantly reed canary grass with areas of soft rush (*Juncus effusus*) and skunk cabbage. The bordering forested area consisted of a canopy of Red alder, Douglas fir and western red cedar with an understory consisting of sword fern, Himalayan blackberry, tall fescue, velvet grass (*Holcus lanatus*) and reed canary grass.

(B) Site Alterations

A house with a concrete driveway was located within tax lot 1001 on the southern portion of the site midway east, west. A gravel road starting from the driveway extended three fourths of the way across the property toward Pacific Highway before ending. This was the prior access to the existing house before the new development to the south and water quality facility went in. The water quality facility had been constructed adjacent to the new development road midway between the house and Pacific Highway. Adjacent to Pacific Highway a portion of the property had been re-graded for a storm water outfall forming a slight east, west swale sloping down to the north. At the head of the swale was a newly installed 18 inch concrete pipe with visible water flowing through. The side slopes of the swale had been newly cleared, erosion control netted and seeded. This was done as part of the subdivision work located to the south of the subject property.

(C) Precipitation Data and Analysis

Weather on the day of the February 13th site visit was partially cloudy with some sun and rain. Weather on the day of the February 14th site visit was cloudy in the morning and sunny for the rest of the day. At the Portland weather station recorded precipitation for February 13 was 0.04 inches. No precipitation was recorded for February 14th. A total of 2.6 inches of precipitation was recorded for the two weeks prior to the first site visit. Rainfall for the months of November and January were within normal range according to the Beaverton WETS table. Rainfall for the month of December was above average (See Precipitation Summary Table below). Between the dates of October 1st, 2007 and January 31, 2008 Portland recorded 19.79 inches of precipitation. This is 97 percent of the water year average through the month of January.

Table 1. Precipitation Summary

Month	2007-2008 Precipitation	WETS Average	WETS Range	Percent of Average
November	4.25"	5.88"	4.06"-7.00"	72%
December	7.57"	6.19"	4.34"-7.35"	122%
January	4.71	5.72"	3.49"-6.93"	82%

(D) Site Specific Methods

The site was visited on February 13th and 14rd, 2008. Sample plots were placed to determine presence of absence of the three required wetland criteria. The Routine Onsite Determination Method (1987 manual, pp. 52-69) was used to determine presence or absence of State of Oregon wetland boundaries and the Federal jurisdictional wetlands. For each sample plot, data on vegetation, hydrology and soils was collected, recorded in the field and later transferred to data forms.

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

Based on soil, vegetation and hydrology data taken in the field four palustrine emergent (PEM) wetlands were delineated onsite. Total wetland area onsite was 3.12 acres.

Wetland A, a PEM wetland of 2.34 acres, was located south, southwest of Cedar Creek in the northeastern portion of the property. The hydrology source was a high groundwater table, seepage toward the bottom of the southern slope and surface runoff. A large portion of the wetland extended all the way to Cedar Creek, as well as offsite. The wetland ran offsite to the north and northwest. Vegetation was predominantly reed canary grass (sp 3, 6, 10, C, D) with smaller clusters of skunk cabbage (sp 1, 9), slough sedge, slender rush (sp 6) and velvet grass (sp 10, D). Soils were gleyed (sp 1, 3, 6), 10YR 3/1 with mottles (sp 10, D) or without mottles (sp 9, C). Hydrology ranged from 8 inches to surface saturation. The most southern finger of this wetland had been disturbed to construct a storm water outfall. This was done by the City of Sherwood or by the adjacent new development owners, but not by the current owner of this subject property. Soils were still hydric, saturation was observed and skunk cabbage was regrowing. Adjacent upland vegetation consisted mostly of Himalayan blackberry (sp 2, 4, 8, 11, E). Also observed were areas of reed canary grass (sp 11, E), bentgrass (sp 5, E), tall fescue, orchard grass and slough sedge (sp 5). Hydrology was not present except at sample plot 5 which had saturation at 4 inches, but soils were non hydric with a matrix color of 10YR 3/3. Soils were 10YR 3/3 throughout with the exception of sample plot E which had a matrix color of 10YR 3/1-3/2 with mottles.

Wetland B, a PEM wetland of 0.76 acres, was located just west of Wetland A and extended offsite to the west. Wetland B was separated from Wetland A by upland that used to be an old dam. A creek channel running through Wetland B connected to Wetland A by way of a culvert and ditching. The creek continued through Wetland A, connecting to Cedar Creek. The old dam had been located at the culvert connection of Wetland A and Wetland B within upland. Wetland B used to be a pond which had silted in. The dam was breached and the pond drained creating the wetland approximately 15 years ago. Vegetation consisted almost entirely of reed canary grass (sp 13, 15, 17) with small areas of soft rush, velvet grass (sp 15) and skunk cabbage (sp 17). The entire wetland was saturated to inundated with soil matrix colors of 10YR 3/1-3/1 with mottles (sp 13) or 10YR 3/1 without mottles (sp 15, 17). Adjacent uplands were partially bordered by Himalayan blackberry (sp 12, 14, 16) with open grass areas consisting of velvet grass, tall

fescue (sp 12, 14, 16) and reed canary grass (sp 12, 14). Saturation was observed in sample plots 12 and 16 but soils were 10YR 3/3. Within sample plot 14 there was no hydrology and soil matrix color was 10YR 3/2 without mottles.

Wetland C was a small isolated, manmade wetland of 0.01 acres located just south of the upland separation to Wetland A and B. The hydrology source appeared to be seepage from excavation into the bank. As it was manmade due to construction, in upland area and less than an acre, it is considered non-jurisdictional. Vegetation was dominated by common cattail and reed canary grass. Surface saturation was observed and soils were hydric with a matrix color of 10YR 3/1 with mottles (sp 7A). Adjacent upland vegetation consisted of cattail, creeping butter cup (*Ranunculus repens*) and velvet grass. Soil matrix was a mix of 10YR 3/3, 4/4 and 4/6 without mottles. Saturation was observed at 4" within the upland plot (sp 7).

Wetland D was a small, isolated, manmade pond of 0.005 acres with wetland fringe located south of Wetland B, near the west property boundary. The pond is next to a man hole and probably man made via work on the sewer line. The pond is less than an acre and manmade within upland soils, therefore considered non-jurisdictional. The pond was inundated and the edges were saturated to the surface. Soil matrix color was 10YR 3/1 at the pond edge. Within the pond vegetation consisted of lesser duckweed (*Lemna minor*). Vegetation at the pond edge consisted of cattail, reed canary grass and velvet grass (sp 19). In the adjacent upland vegetation consisted of reed canary grass, velvet grass and moss. Soils were 10YR3/4 and no hydrology was observed (sp 18).

Cedar Creek entered the site from the north, near Pacific Highway, flowed northwest for a short distance and exited the site to the north. The creek continued flowing off site northwest, connecting to Chicken Creek. A tributary perennial creek flowed through the middle of the wetland furthest west (Wetland B). The creek was partially culverted and partially ditched through upland; continuing through a portion of the large northern wetland (Wetland A) at the west end and connecting to Cedar creek to the north offsite.

(F) Deviation from LWI or NWI

The Sherwood Wetland Inventory indicated a large contiguous wetland across a majority of the property corresponding approximately with the location of the wetlands mapped in the field. As delineated in the field, the wetland was not as extensive as mapped on the LWI and consisted of two large wetlands separated by upland that was an old dam, one small isolated wetland and a very small isolated manmade pond with wetland fringes. Cedar Creek is also mapped running through a part of the northern portion of the site and appears accurate with the creek surveyed onsite. The National Wetland Inventory (NWI) indicated a small PEMIY wetland corresponding approximately within the location of the wetland mapped in the field. The map also showed palustrine forested (PFOIY) class wetland corresponding approximately with the location of the creek mapped in the field. As delineated in the field, the wetland area was more extensive than what was mapped on

the NWI and consisted of 4 separate areas rather than one single wetland. Wetland boundaries were based on the overlap of the three wetland criteria, hydrology, soils and vegetation. Where all three criteria were not met, a transition area between upland and wetland was defined.

(G) Mapping Method

Wetlands were delineated based on soil, vegetation and hydrology data gathered in the field. Wetlands were flagged and the flags were surveyed by Westlake Consultants and Tenneson Engineering Corp., both Professional Land Surveyors.

(H) Additional Information

A wetland delineation was submitted for this site (TL 1001 and 1002) as well as the adjacent parcel (TL 1000) in 2006 by another delineation consulting firm (WD#06-0016). A concurrence was issued May 9, 2006. Tax lot 1000 has since been developed by the new property owners. The applicant and current property owner of LT 1001 and 1002 requested the completion of a new delineation of the subject property by Schott and Associates in 2008. The delineation is for tax lots 1001 and 1002 which have not been developed as well as a small portion of tax lot 1000 where a water quality facility has been installed. This small portion of tax lot 1000 has been deeded back to the original owner, but documentation has yet to be done. In the mean time it is included in the report as a study area within tax lot 1000. This delineation is generally consistent with information submitted by SWCA Environmental Consultants. Their delineation was to provide a wetland boundary to the north of a proposed new subdivision but was not done in completion for tax lot 1002. Within their report Wetland A and B were one. There is actually upland which was an old dam that separates them as well as continued upland that is in large Doulas fir trees continuing across the north border in the west portion of the property. There is also an area of upland in the northeast corner of the property. The new delineation covers the subject property in entirety.

Cedar Creek flows through a portion of the site at the northern property border on the west side of the property, eventually draining into Chicken Creek. Cedar Creek, a perennial stream, is listed as a fish bearing stream and does provide habitat to anadromous or other fish. Cedar Creek is listed by the StreamNet website as providing migration, spawning and rearing habitat for salmon and/or steelhead.

(I) Results and Conclusions

The local wetland inventory mapped a large wetland onsite. The National Wetland Inventory mapped PEMYI and PFOIY wetlands on site. The Washington County Soil Survey mapped Hillsboro loam, Huberly silt loam, Quatama loam and Wapato silty clay loam fairly equally on the site. A small area of McBee silt loam was mapped parallel to Pacific Highway. Huberly silt loam and Wapato silty clay loam, both mapped on the northern portion of the site, are poorly drained, hydric soils. McBee silty clay loam and

Quatama loam are moderately well drained soils with hydric inclusions. Hillsboro loam is a nonhydric well drained soil that was mapped in the sloped areas on the southern portion of the site. The topographic map for the site showed north and northeast sloping to flat. Cedar Creek was mapped flowing along a portion of the northern property boundary and then angling off site north.

Based on soil, vegetation and hydrology data taken onsite, 4 PEM wetlands, totaling 3.12 acres, were delineated. This current delineation differs some from the one done in 2006. The delineation done in 2006 showed Wetland A and B as one wetland that extended clear to the entire northern property line. During the site visits of the current delineation it was observed that Wetland A and B were separated by upland that had historically been an old dam. This portion of upland continues north and parallels the northern border within the western portion of the property. Also, upland was found in the northeast portion of the property.

(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

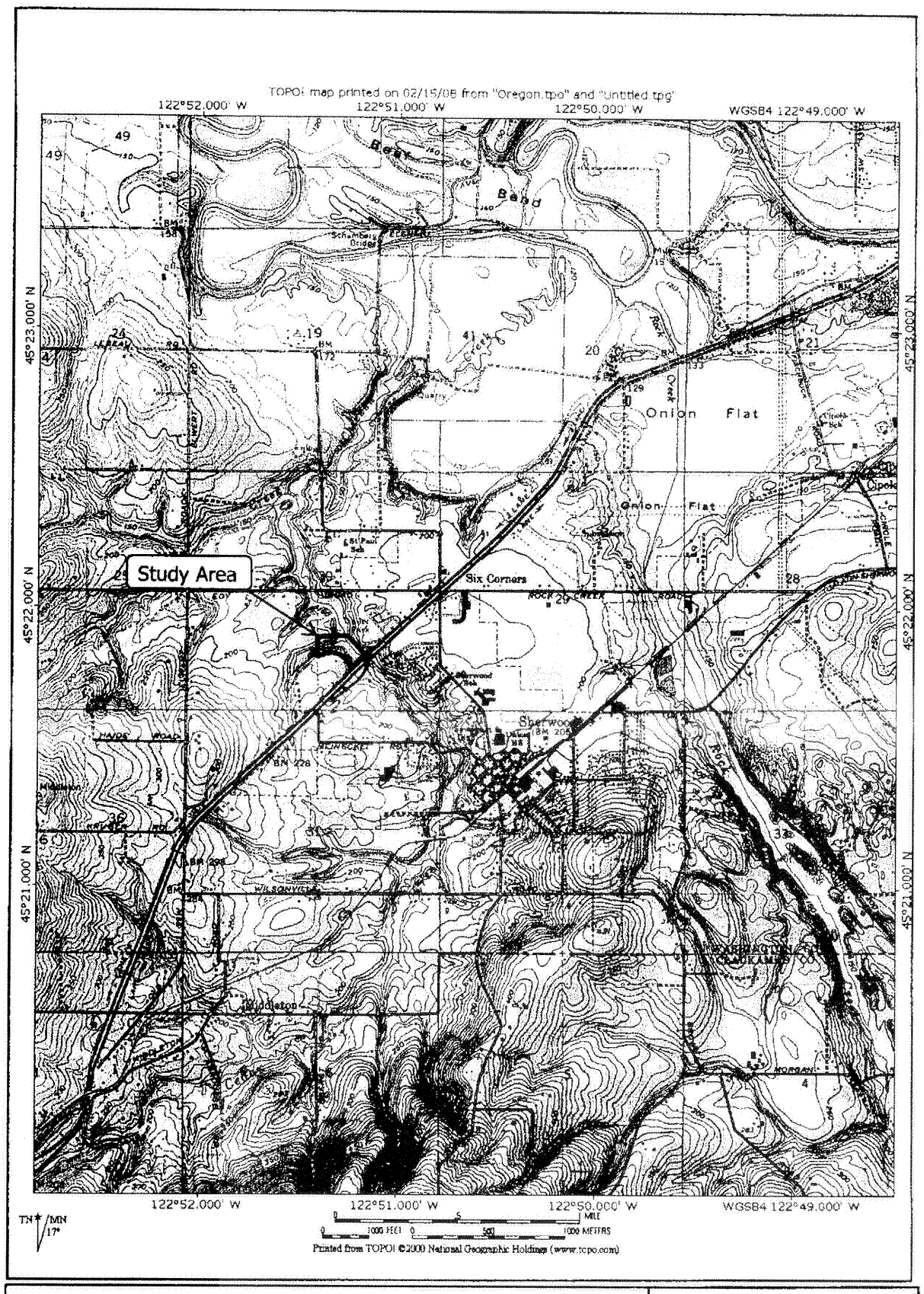

Figure 1: Location Map
Claus Subdivision
S&A # 2065

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Aurora, OR 97002
503.678.6007

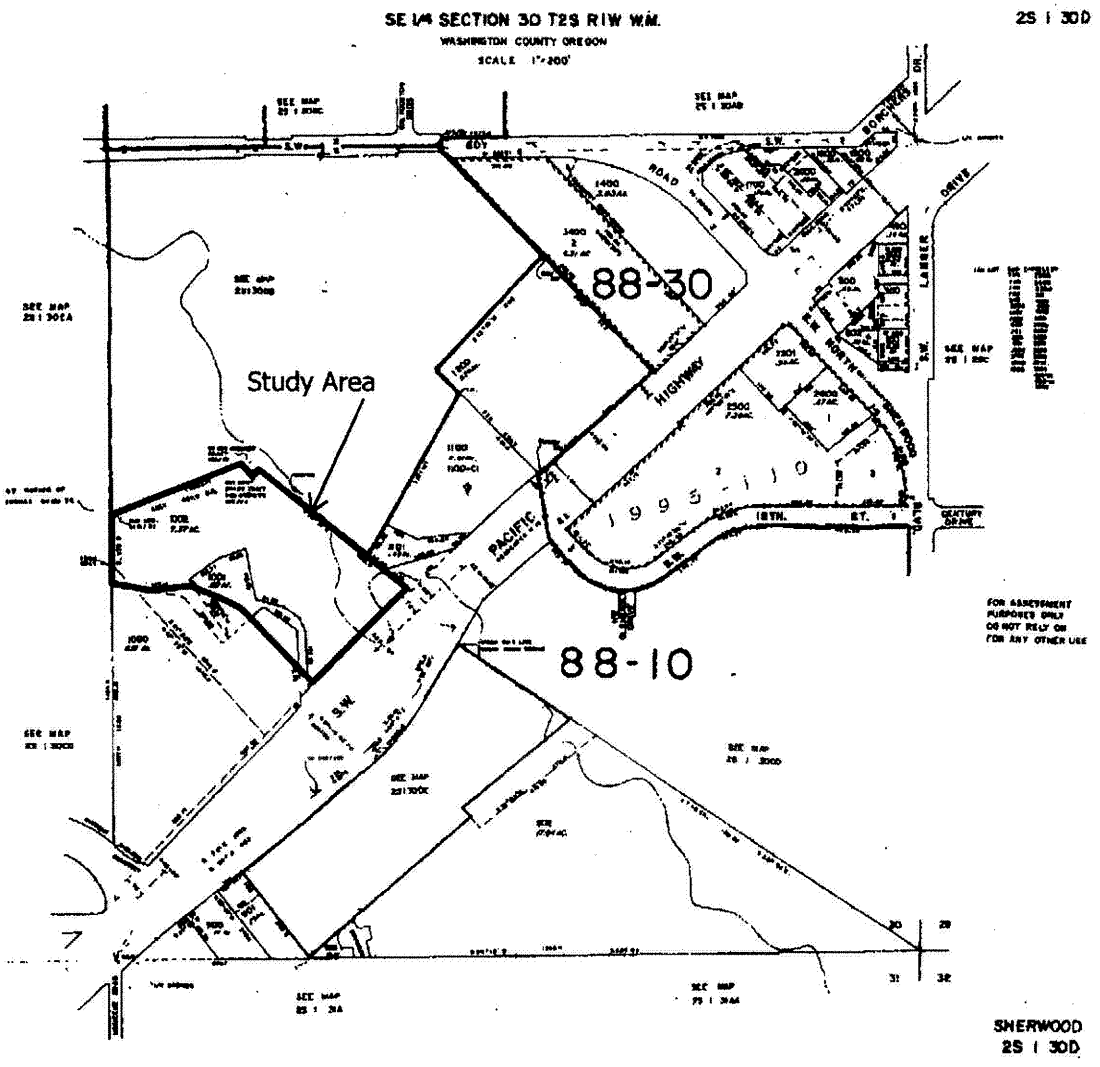


Figure 2: Tax Map
Claus Subdivision
S&A # 2065

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

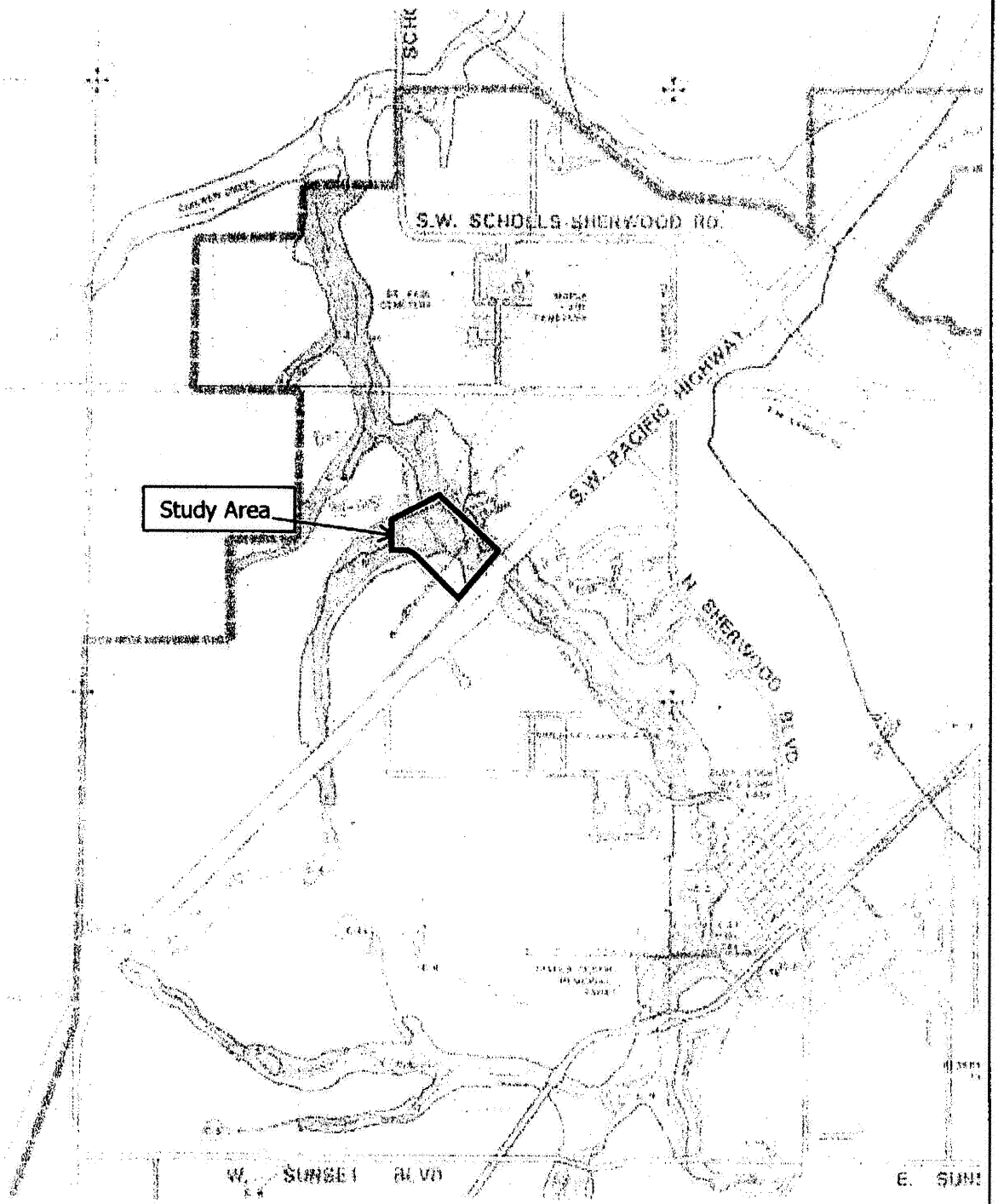
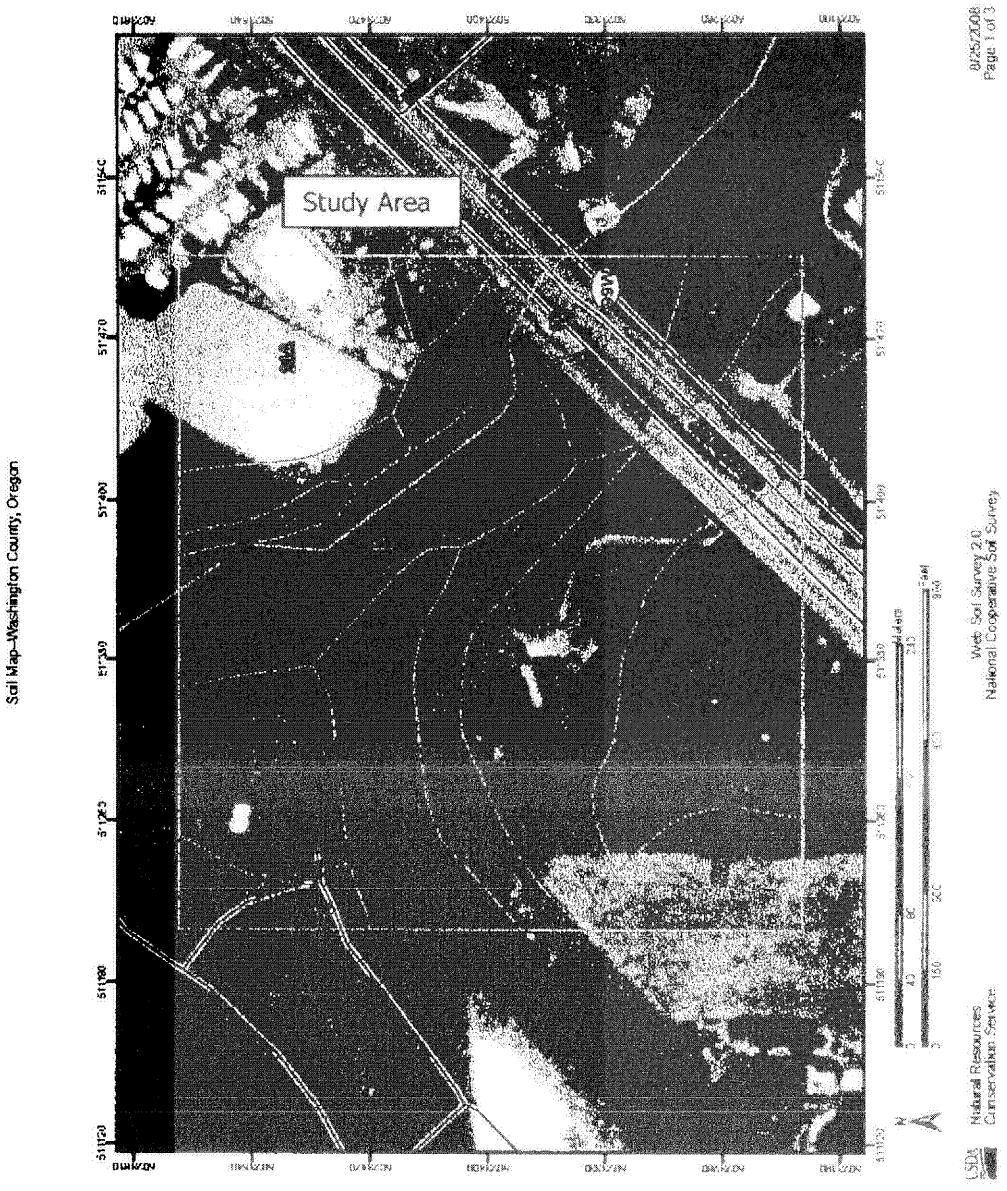


Figure 3: Local Wetland Inventory Map for Sherwood Claus Subdivision
S&A # 2065

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



21C Hillsboro Loam 7 to 12% slope
22 Huberly Silt Loam-Hydric
30 McBee Silty Clay Loam
37D Quatama Loam 12 to 20% slope
43 Wapato Silty Clay Loam-Hydric

Figure 4: Soil Survey Map / Washington County
Claus Subdivision
S&A # 2065

Schott & Associates
P.O. Box 589
Aurora, OR 97002
503 678 6007

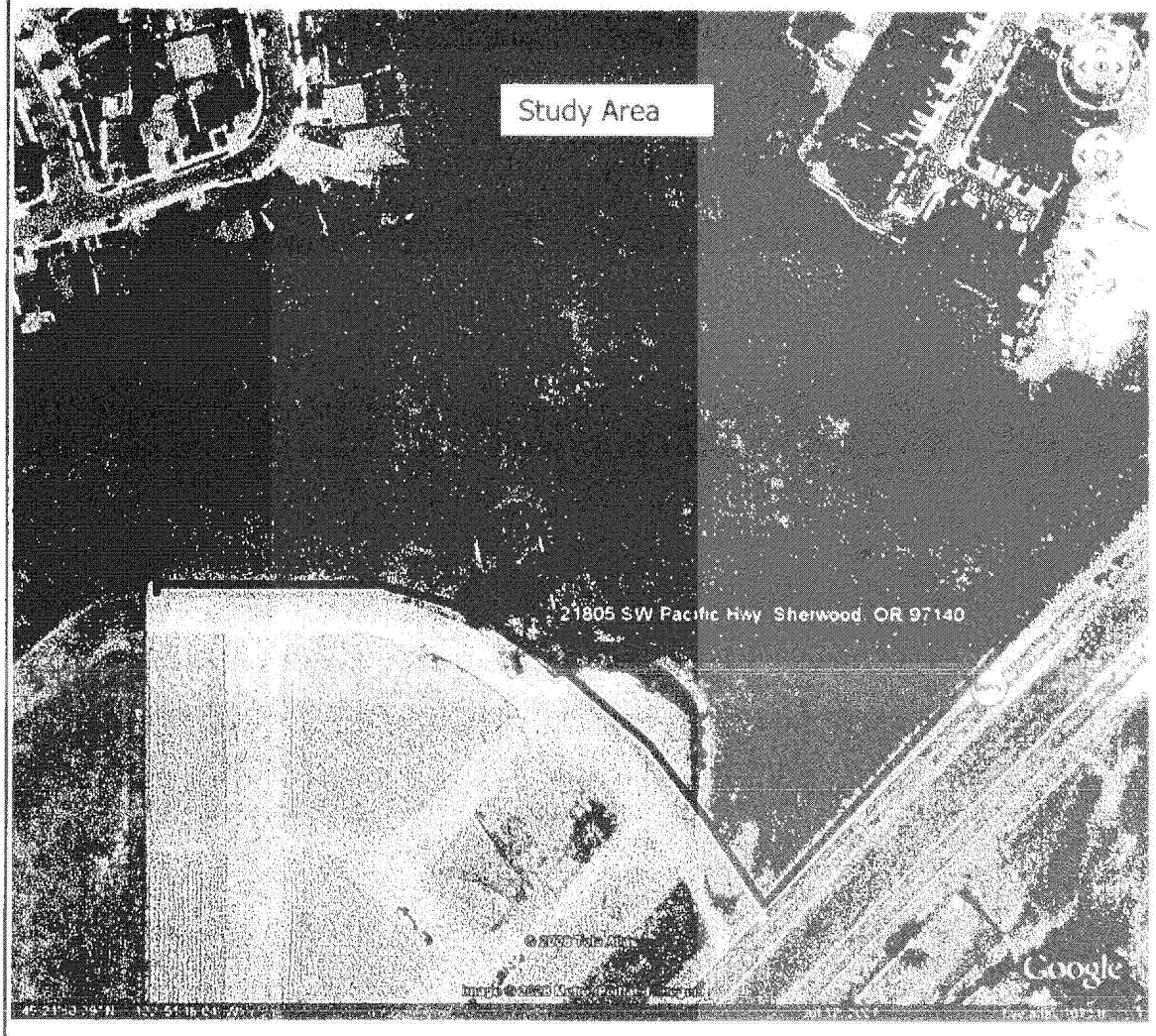


Figure 5: Aerial Photograph
Claus Subdivision
S&A # 6065

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503.678.6007

Appendix B: Data Forms

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 02/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: forested Plot # 1
Plot location: south end of large wetland
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: 40% 50%: 20% 20%: 8%

	Status	Raw % Cover
1. Alnus rubra*	FAC	40
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 5% 50%: 2.5% 20%: 1%

	Status	Raw % Cover
1. Lysichiton americanum*	OBL	5
2.		
3. bare		95
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☒ NO ☐ Comments: LYAM just starting to sprout, probably higher percent existing in plot

SOILS

Map Unit Name: Hillsboro loam Drainage Class: well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☐ N ☒

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-1"	sediment layer	none	none	sediment
1-18"	Gley 1 3N	none	none	clay

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: surf Depth to free water: surf

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: _____

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all wetland criteria met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: invasive Plot # 2
Plot location: pr w/ sp 1
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☒ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: RUDI cut back or removed

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 50% 50%: 25% 20%: 10%

	Status	Raw % Cover
1. Rubus discolor	FACU	50
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 0%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☐ NO ☒ Comments: RUDI recently grubbed out, but growing back, probably larger percent cover

SOILS

Map Unit Name: Hillsboro Loam Drainage Class: well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☐ N ☒

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-14	10YR 3/3	10YR 4/6 fmd	none	CL
14-18"	Gley 1 4N	none	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: none Depth to free water: _____

Primary Hydrology Indicators:
- ☐ Inundated
- ☐ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☐ NO ☒ Comments: on slight slope

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: wetland criteria not met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # 3
Plot location: south side of large wetland
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: ____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: ____

VEGETATION

Tree Stratum
Total Plot Cover: 80% 50%: 40% 20%: 16%

	Status	Raw % Cover
1. Alnus rubra*	FAC	80
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1. Rubus discolor	FACU	t
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 100% 50%: 50% 20%: 20%

	Status	Raw % Cover
1. Phalaris arundinacea*	FACW	100
2. Equisetum arvense	FAC	t
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: ____
Criteria Met? YES ☒ NO ☐ Comments: ____

SOILS

Map Unit Name: Hillsboro Loam Drainage Class: well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☐ N ☒

Depth Range of Horizon*	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-8"	10YR 3/2	none	none	CL
8-18"	Gley 2 10GY	none	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): ____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: ____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of Inundation: ____ Depth to Saturation: 4" Depth to free water: 8"

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: ____

Criteria Met? YES ☒ NO ☐ Comments: on slight slope, with seepage

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all wetland criteria met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: Invasive Plot # 4
Plot location: pr w/ 3
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: ____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: ____

VEGETATION

Tree Stratum
Total Plot Cover: 80% 50%: 40% 20%: 16%

	Status	Raw % Cover
1. Alnus rubra*	FAC	80
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 80% 50%: 40% 20%: 16%

	Status	Raw % Cover
1. Rubus discolor+	FACU	80
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 20% 50%: 10% 20%: 4%

	Status	Raw % Cover
1. Polystichum munitum*	FACU	10
2. Equisetum arvense*	FAC	10
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 50%
Other Hydrophytic Vegetation Indicators: ____
Criteria Met? YES ☐ NO ☒ Comments: ____

SOILS

Map Unit Name: Hillsboro loam Drainage Class: well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☐ N ☒

Depth Range of Horizon	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-8"	10YR 3/3	none	none	CL

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): ____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: dug to 8" only-too many roots

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: ____ Depth to Saturation: none Depth to free water: ____

Primary Hydrology Indicators:
- ☐ Inundated
- ☐ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: ____

Criteria Met? YES ☐ NO ☒ Comments: ____

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: ____

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # 5
Plot location: south border of large wetland, east of dirt road
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: 25% 50%: 12% 20%: 5%

	Status	Raw % Cover
1. Fraxinus latifolia*	FACW	20
2. Crataegus monogyna*	FACU+	5
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 100% 50%: 50% 20%: 20%

	Status	Raw % Cover
1. Festuca arundinacea*	FAC-	30
2. Agrostis sp*	FAC	30
3. Carex obnupta*	OBL	20
4. Dactylis glomerata*	FACU	20
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 66%
Other Hydrophytic Vegetation Indicators: _____

Criteria Met? YES ☒ NO ☐ Comments: _____

SOILS

Map Unit Name: Quatama loam Drainage Class: moderately well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-18"	10YR 3/3	none	none	CL

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental Indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: 4" Depth to free water: _____

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: on slight slope

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: soil criteria not met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: emergents Plot # 6
Plot location: pr w/ 5
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: ____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: ____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 100% 50%: 50% 20%: 20%

	Status	Raw % Cover
1. Carex obnupta*	OBL	40
2. Phalaris arundinacea*	FACW	50
3. Juncus tenuis	FACW	10
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: ____

Criteria Met? YES ☒ NO ☐ Comments: ____

SOILS

Map Unit Name: Quatama loam Drainage Class: moderately well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-9"	10YR 3/2	10YR 4/6 ffd	none	CL
9-18"	Gley 1 5N	10YR 4/6fff	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): ____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: ____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: ____ Depth to Saturation: 4" Depth to free water: 14"

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: ____

Criteria Met? YES ☒ NO ☐ Comments: ____

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all wetland criteria met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: emergent & grasses Plot # 7
Plot location: by isolated wetland, nw of existing house
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: ____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: ____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 20% 50%: 10% 20%: 4%

	Status	Raw % Cover
1. Fraxinus latifolia*	FACW	20
2. Rubus discolor	FACU	t
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 90% 50%: 45% 20%: 18%

	Status	Raw % Cover
1. Typha latifolia*	OBL	60
2. Ranunculus repens*	FACW	20
3. Holcus lanatus	FAC	5
4. Unidentified grass		5
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: ____
Criteria Met? YES ☒ NO ☐ Comments: ____

SOILS

Map Unit Name: Quatama loam Drainage Class: moderately well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-18"	10YR 3/3 & 5YR	none	none	CL, char.
	4/4-4/6 mix Chunks			

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): ____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: soil was mixed and contained chunks of charcoal

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: ____ Depth to Saturation: 4" Depth to free water: 8"

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: ____

Criteria Met? YES ☒ NO ☐ Comments: ____

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: soil criteria not met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: emergent, grasses Plot # 7A
Plot location: pr w/ 7 in isolated wetland
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 100% 50%: 50% 20%: 20%

	Status	Raw % Cover
1. Phalaris arundinacea*	FACW	40
2. Typha latifolia*	OBL	50
3. Holcus lanatus	FAC	10
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☒ NO ☐ Comments: _____

SOILS

Map Unit Name: Quatama loam Drainage Class: moderately well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-18"	10YR 3/1	10YR 4/6cmd	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of Inundation: _____ Depth to Saturation: surf Depth to free water: 6"

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: _____

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all wetland criteria met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: forested Plot # 8
Plot location: wooded area north end of big wetland, west border
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: 100% 50%: 50% 20%: 20%

	Status	Raw % Cover
1. Sequoia sp*	NOL	100
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 10% 50%: 5% 20%: 2%

	Status	Raw % Cover
1. Rubus discolor*	FACU	10
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 15% 50%: 7.5% 20%: 3%

	Status	Raw % Cover
1. Polystichum munitum*	FACU	15
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 0%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☐ NO ☒ Comments: _____

SOILS

Map Unit Name: Hillsboro loam Drainage Class: well drained

On Hydric Soils List? Y ☒ N ☐ Has hydric inclusions? Y ☐ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-8"	10YR 3/3	none	none	L

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: past 8" hard to dig-roots

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of Inundation: _____ Depth to Saturation: none Depth to free water: _____

Primary Hydrology Indicators:
- ☐ Inundated
- ☐ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☐ NO ☒ Comments: _____

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: wetland criteria not met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: emergent Plot # 9
Plot location: pr w/ 8
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 30% 50%: 15% 20%: 6%

	Status	Raw % Cover
1. Fraxinus latifolia*	FACW	30
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 20% 50%: 10% 20%: 4%

	Status	Raw % Cover
1. Lysichiton americanum*	OBL	20
2.		
3. bare		75
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☒ NO ☐ Comments: LYAM just starting to sprout, probably more w/in area

SOILS

Map Unit Name: Wapato silty clay loam Drainage Class: poorly drained

On Hydric Soils List? Y ☒ N ☐ Has hydric inclusions? Y ☐ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-18"	10YR 3/1	none	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: surf Depth to free water: 8"

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: _____

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all criteria met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # 10
Plot location: west of HWY 99
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 42% 50%: 21% 20%: 8%

	Status	Raw % Cover
1. Phalaris arundinacea*	FACW	40
2. Holcus lanatus	FAC	2
3. bare ground		58
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☒ NO ☐ Comments: PHAR just starting to sprout-probably more w/in the area

SOILS

Map Unit Name: McBee silty clay loam Drainage Class: moderately well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-18"	10YR 3/1	10YR 4/6cmd	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: 6" Depth to free water: _____

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: _____

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all wetland criteria met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # 11
Plot location: pr w/ 10
Recent Weather: cloudy, dry
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: ____
Has Vegetation ☒ Soil ☒ Hydrology ☐ been significantly disturbed?
Explain: cobble brought to area

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 50% 50%: 25% 20%: 10%

	Status	Raw % Cover
1. Rubus discolor*	FACU	50
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 50% 50%: 25% 20%: 10%

	Status	Raw % Cover
1. Phalaris arundinacea*	FACW	50
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 50%
Other Hydrophytic Vegetation Indicators: ____
Criteria Met? YES ☐ NO ☒ Comments: ____

SOILS

Map Unit Name: McBee silty clay loam Drainage Class: moderately well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-18"	10YR 3/3	none	none	CL

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): ____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: ____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: ____ Depth to Saturation: none Depth to free water: ____

Primary Hydrology Indicators:
- ☐ Inundated
- ☐ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: ____

Criteria Met? YES ☐ NO ☒ Comments: ____

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: wetland criteria not met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 02/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # 12
Plot location: small wetland sw portion of property, east boundary
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 20% 50%: 10% 20%: 4%

	Status	Raw % Cover
1. Rubus discolor*	FACU	20
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 80% 50%: 40% 20%: 16%

	Status	Raw % Cover
1. Holcus lanatus*	FAC	30
2. Phalaris arundinacea*	FACW	20
3. Festuca arundinacea*	FAC-	20
4. Unknown grass		10
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 75%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☒ NO ☐ Comments: _____

SOILS

Map Unit Name: Quatama loam Drainage Class: moderately welldrained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-16"	10YR 3/3	10YR 4/6fff		L

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental Indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of Inundation: _____ Depth to Saturation: 2" Depth to free water: 10"

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: _____

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: soil criteria not met, on slight slope

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # 13
Plot location: pr w/ 12
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: ____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: ____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 100% 50%: 50% 20%: 20%

	Status	Raw % Cover
1. Phalaris arundinacea*	FACW	100
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: ____

Criteria Met? YES ☒ NO ☐ Comments: ____

SOILS

Map Unit Name: Quatama loam Drainage Class: moderately well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-18"	10YR 3/1,3/2	10YR 4/6cmd	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): ____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: ____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: ____ Depth to Saturation: 4" Depth to free water: ____

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: ____

Criteria Met? YES ☒ NO ☐ Comments: slight saturation, very moist soil

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: ____

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # 14
Plot location: north border of small wetland
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: 60% 50%: 30% 20%: 12%

	Status	Raw % Cover
1. Alnus rubra*	FAC	20
2. Pseudotsuga menziesii*	FACU	40
3.		

Sapling/Shrub Stratum
Total Plot Cover: 10% 50%: 5% 20%: 2%

	Status	Raw % Cover
1. Rubus discolor*	FACU	10
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 90% 50%: 45% 20%: 18%

	Status	Raw % Cover
1. Holcus lanatus*	FAC	40
2. Festuca arundinacea*	FAC-	30
3. Phalaris arundinacea*	FACW	20
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 66.6%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☒ NO ☐ Comments: _____

SOILS

Map Unit Name: Huberly silt loam Drainage Class: poorly drained

On Hydric Soils List? Y ☒ N ☐ Has hydric inclusions? Y ☐ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-16"	10YR 3/2	none	none	CL

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: none Depth to free water: _____

Primary Hydrology Indicators:
- ☐ Inundated
- ☐ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☐ NO ☒ Comments: _____

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: soil and hydrology criteria not met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # 15
Plot location: pr w/ 14
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 100% 50%: 50% 20%: 20%

	Status	Raw % Cover
1. Phalaris arundinacea*	FACW	70
2. Juncus effusus*	FACW	20
3. Holcus lanatus	FAC	10
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☒ NO ☐ Comments: _____

SOILS

Map Unit Name: Huberly silt loam Drainage Class: poorly drained

On Hydric Soils List? Y ☒ N ☐ Has hydric inclusions? Y ☐ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-10"	10YR 3/1	none	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: surf Depth to free water: surf

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: _____

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all wetland criteria met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: invasive Plot # 16
Plot location: south border of small wetland
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 70% 50%: 35% 20%: 14%

	Status	Raw % Cover
1. Rubus discolor*	FACU	70
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 30% 50%: 15% 20%: 6%

	Status	Raw % Cover
1. Holcus lanatus*	FAC	20
2. Festuca arundinacea*	FAC-	10
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 66.6%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☐ NO ☒ Comments: RUDI, high dominance, grasses at edge

SOILS

Map Unit Name: Quatama loam Drainage Class: moderately well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-16"	10YR 3/3, 3/2	none	none	CL

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental Indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: surf Depth to free water: _____

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: _____

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: vegetation and soil criteria not met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # 17
Plot location: pr w/ 16
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 70% 50%: 35% 20%: 14%

	Status	Raw % Cover
1. Phalaris arundinacea*	FACW	60
2. Lysichiton americanum	OBL	10
3.		
4. bare		30
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☒ NO ☐ Comments: LYAM just starting to sprout, probably more w/in area

SOILS

Map Unit Name: Huberly silt loam Drainage Class: poorly drained

On Hydric Soils List? Y ☒ N ☐ Has hydric inclusions? Y ☐ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-8"	10YR 3/1	none	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: dug to 8", inundation, soil would not hold togeather

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: 2 Depth to Saturation: _____ Depth to free water: _____

Primary Hydrology Indicators:
- ☒ Inundated
- ☐ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: _____

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all wetland criteria met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/13/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # 18
Plot location: by small pond sw portion property by new dev. rd
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☒ Soil ☒ Hydrology ☒ been significantly disturbed?
Explain: pond was man made

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 10% 50%: 5% 20%: 2%

	Status	Raw % Cover
1. Rubus discolor*	FACU	10
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 40% 50%: 20% 20%: 8%

	Status	Raw % Cover
1. Phalaris arundinacea*	FACW	10
2. Holcus lanatus*	FAC	30
3. Moss		50
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 66%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☒ NO ☐ Comments: _____

SOILS

Map Unit Name: Hillsboro loam Drainage Class: well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☐ N ☒

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-18"	10YR 3/4	none	none	CL

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: none Depth to free water: _____

Primary Hydrology Indicators:
- ☐ Inundated
- ☐ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☐ NO ☒ Comments: _____

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: soil and hydrology criteria not met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: emergents Plot # 19
Plot location: pr w/ 18
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☒ Soil ☒ Hydrology ☒ been significantly disturbed?
Explain: man made pond

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: 0% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 100% 50%: 50% 20%: 20%

	Status	Raw % Cover
1. Typha latifolia*	OBL	20
2. Phalaris arundinacea	FACW	10
3. Holcus lanatus*	FAC	20
4. Lemna minor*	OBL	50
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: _____

Criteria Met? YES ☒ NO ☐ Comments: LEMI w/in water, rest wetland fringe

SOILS

Map Unit Name: Hillsboro loam Drainage Class: well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☐ N ☒

Depth Range of Horizon	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-8"	10YR 3/1	10YR 4/6mmp	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: dug to 8", below soil would not hold, too much water

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of Inundation: _____ Depth to Saturation: surf Depth to free water: surf

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: edges saturated, the rest inundated

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all wetland criteria met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: invasive Plot # B
Plot location: west end of large wetland
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: ____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: ____

VEGETATION

Tree Stratum
Total Plot Cover: 10% 50%: 5% 20%: 2%

	Status	Raw % Cover
1. Thuja plicata*	FAC	10
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 60% 50%: 30% 20%: 12%

	Status	Raw % Cover
1. Rubus discolor*	FACU	50
2. Pseudotsuga menziesii	FACU	10
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1. moss		50
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 33.3%
Other Hydrophytic Vegetation Indicators: ____
Criteria Met? YES ☐ NO ☒ Comments: ____

SOILS

Map Unit Name: Quatama loam Drainage Class: moderately well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations*	Redox Depletions*	Texture
		* abund./size/contrast/color/location (matrix or pores/peds)		
0-18"	10YR 3/3	none	none	CL

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☐ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): ____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☐ NO ☒ Comments: ____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of Inundation: ____ Depth to Saturation: none Depth to free water: ____

Primary Hydrology Indicators:
- ☐ Inundated
- ☐ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: ____

Criteria Met? YES ☐ NO ☒ Comments: soil moist

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: no wetland criteria was met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # C
Plot location: pr w/ B
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: ____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: ____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 100% 50%: 50% 20%: 20%

	Status	Raw % Cover
1. Phalaris arundinacea*	FACW	100
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: ____
Criteria Met? YES ☒ NO ☐ Comments: ____

SOILS

Map Unit Name: Quatama loam Drainage Class: moderately well drained

On Hydric Soils List? Y ☐ N ☒ Has hydric inclusions? Y ☒ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-18"	10YR 3/1	none	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): ____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: ____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: ____ Depth to Saturation: surf Depth to free water: ____

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: ____

Criteria Met? YES ☒ NO ☐ Comments: ____

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all wetland criteria was met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # D
Plot location: north portion of large wetland, south of creek
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 100% 50%: 50% 20%: 20%

	Status	Raw % Cover
1. Holcus lanatus*	FAC	30
2. Phalaris arundinacea*	FACW	70
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 100%
Other Hydrophytic Vegetation Indicators: _____
Criteria Met? YES ☒ NO ☐ Comments: _____

SOILS

Map Unit Name: Wapato silty clay loam Drainage Class: poorly drained

On Hydric Soils List? Y ☒ N ☐ Has hydric inclusions? Y ☐ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-18"	10YR 3/1	!0YR 4/6mmp	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: 8" Depth to free water: _____

Primary Hydrology Indicators:
- ☐ Inundated
- ☒ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☒ NO ☐ Comments: _____

DETERMINATION

WETLAND? YES ☒ NO ☐ Comments: all wetland criteria met

12/07

DEPARTMENT OF STATE LANDS WETLAND DETERMINATION DATA FORM

County: Washington City: Sherwood Date: 2/14/08 File # 2065
Project/Contact: Clause-Sherwood/Schott & Associates Det. by: CLC
Plant Community: grasses Plot # E
Plot location: pr w/ D
Recent Weather: sunny
Do normal environ. conditions exist? Y ☒ N ☐ If No, explain: _____
Has Vegetation ☐ Soil ☐ Hydrology ☐ been significantly disturbed?
Explain: _____

VEGETATION

Tree Stratum
Total Plot Cover: ___% 50%: ___% 20%: ___%

	Status	Raw % Cover
1.		
2.		
3.		

Sapling/Shrub Stratum
Total Plot Cover: 40% 50%: 20% 20%: 8%

	Status	Raw % Cover
1. Rubus discolor*	FACU	40
2.		
3.		
4.		
5.		

Herb Stratum
Total Plot Cover: 60% 50%: 30% 20%: 12%

	Status	Raw % Cover
1. Phalaris arundinacea*	FACW	50
2. Agrostis sp	FAC	10
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Percent of Dominant Species that are OBL, FACW, FAC (not FAC-): 50%
Other Hydrophytic Vegetation Indicators: _____

Criteria Met? YES ☐ NO ☒ Comments: _____

SOILS

Map Unit Name: Wapato silty clay loam Drainage Class: poorly drained

On Hydric Soils List? Y ☒ N ☐ Has hydric inclusions? Y ☐ N ☐

Depth Range of Horizon	Matrix Color	Redox Concentrations* * abund./size/contrast/color/location (matrix or pores/peds)	Redox Depletions*	Texture
0-18"	10YR 3/1-3/2	10YR 4/6cmf	none	C

Hydric Soil Indicators:
- ☐ Histosol
- ☐ Histic Epipedon
- ☐ Sulfidic Odor
- ☐ Reducing Conditions (tests positive)
- ☒ Gleyed or low chroma colors and/or redox features within 10"
- ☐ Concretions/Nodules (w/in 3"; > 2mm)
- ☐ High organic content in surface (in Sandy Soils)
- ☐ Organic streaking (in Sandy Soils)
- ☐ Organic pan (in Sandy Soils)
- ☐ Listed on Hydric Soils List (and soil profile matches)
- ☐ Meets hydric soil criteria 3 or 4 (ponded or flooded for long duration)
- ☐ Supplemental Indicator (e.g., NRCS field indicator): _____
- ☐ Other (Explain in Comments)

Criteria Met? YES ☒ NO ☐ Comments: _____

HYDROLOGY

Recorded Data
☐ Recorded Data Available ☐ Aerial Photos ☐ Stream gauge ☐ Other ☒ No Recorded Data Available

Field Data
Depth of inundation: _____ Depth to Saturation: none Depth to free water: _____

Primary Hydrology Indicators:
- ☐ Inundated
- ☐ Saturated in upper 12 inches
- ☐ Water Marks
- ☐ Drift Lines
- ☐ Sediment Deposits
- ☐ Drainage Patterns

Secondary Hydrology Indicators (2 or more required):
- ☐ Oxidized Root Channels (upper 12")
- ☐ Water-stained Leaves
- ☐ Local Soil Survey Data
- ☐ FAC-Neutral Test
- ☐ Other: _____

Criteria Met? YES ☐ NO ☒ Comments: _____

DETERMINATION

WETLAND? YES ☐ NO ☒ Comments: vegetation and hydrology criteria not met

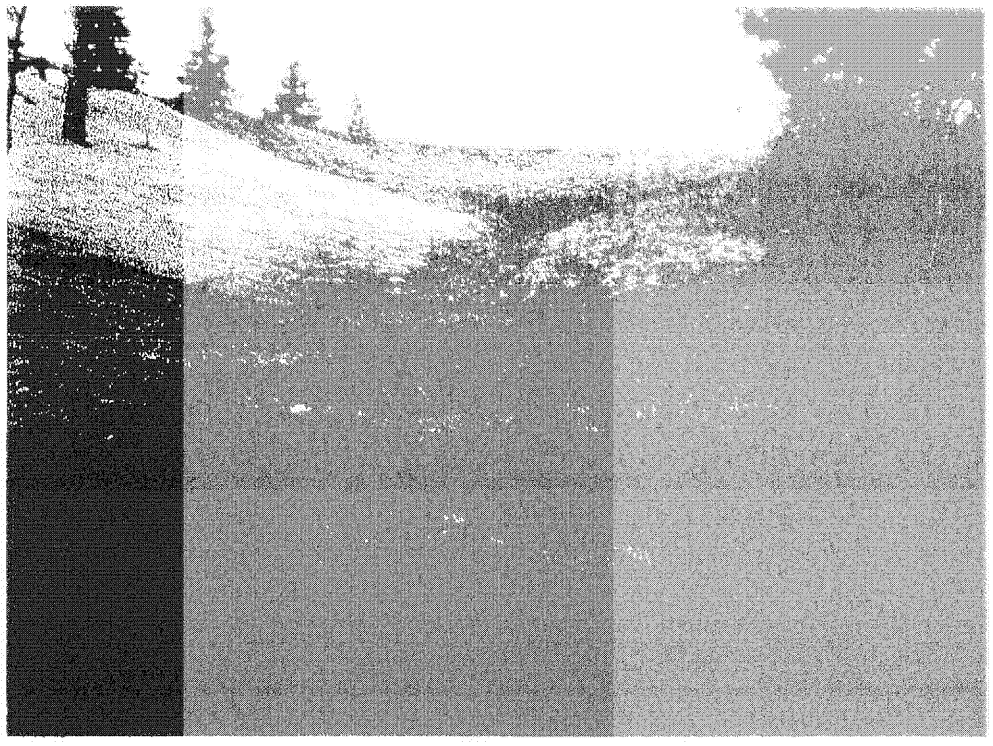

Photo Point 1 facing south, southeast

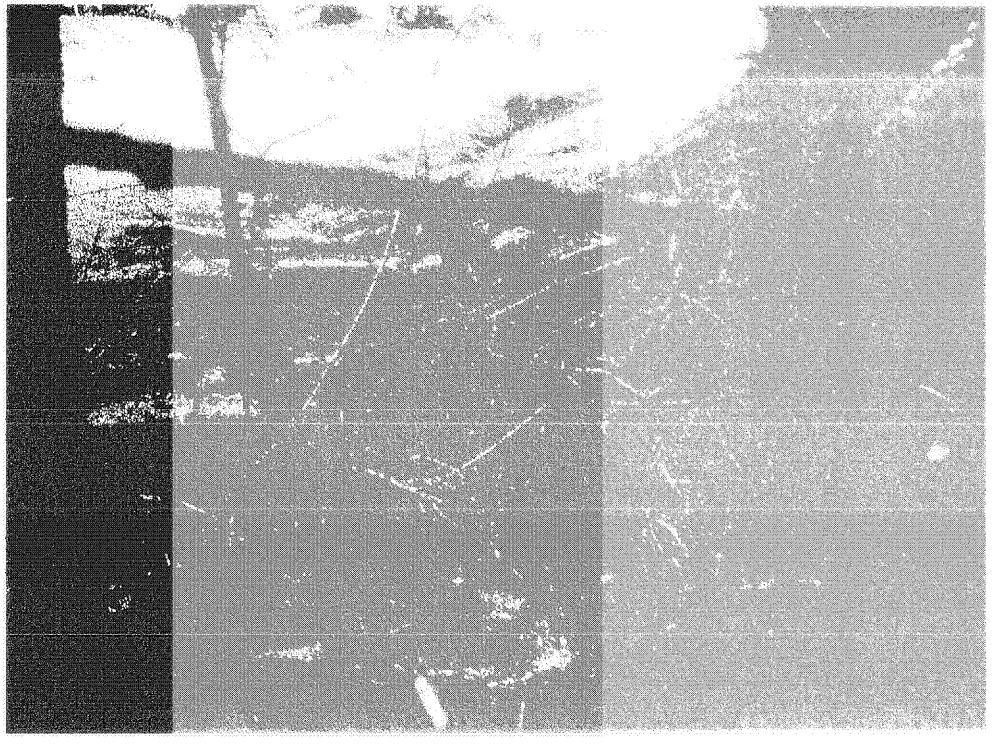

Photo Point 2 facing south

Claus Project
Site photographs
S&A 2065

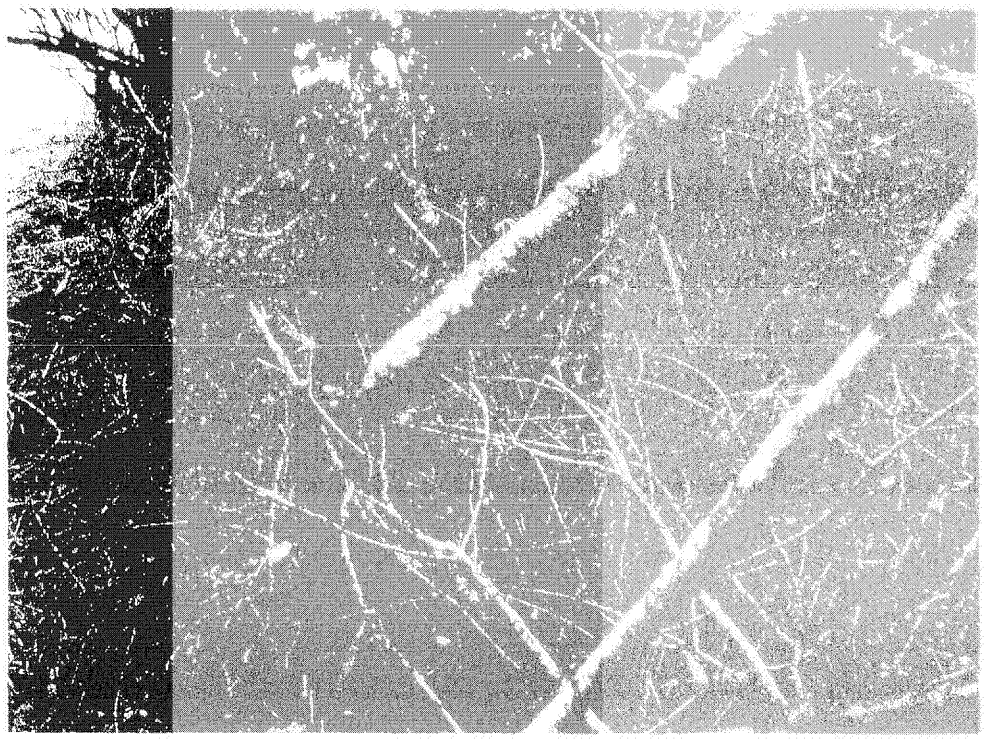

Photo Point 2 facing south, southwest

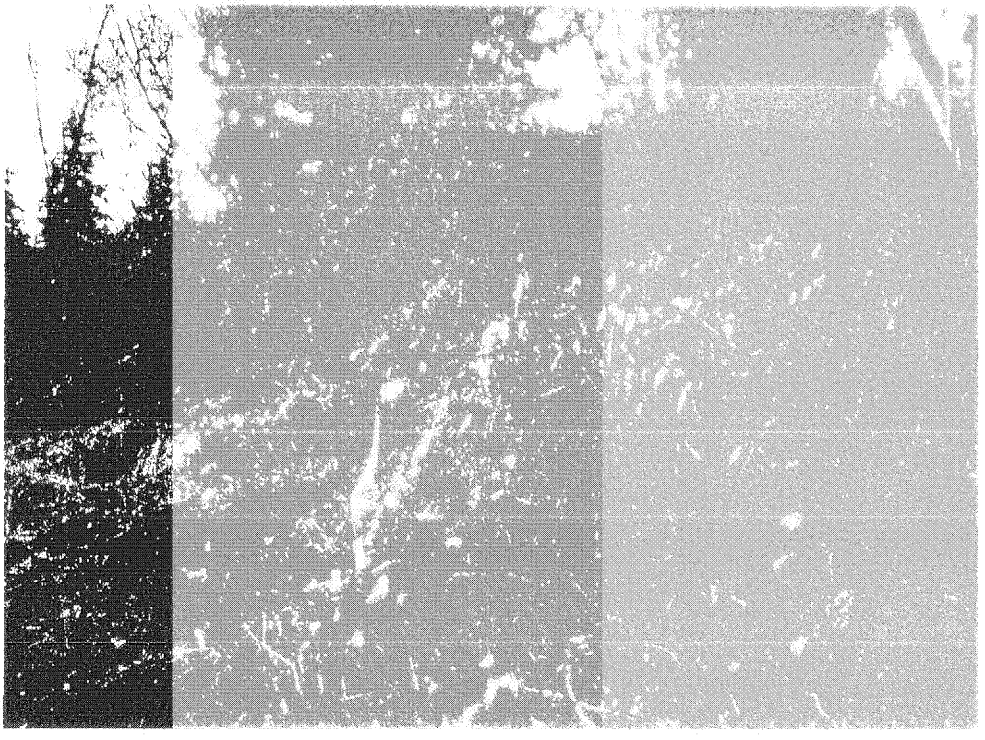

Photo Po

Claus Project
Site Photographs
S&A 2065

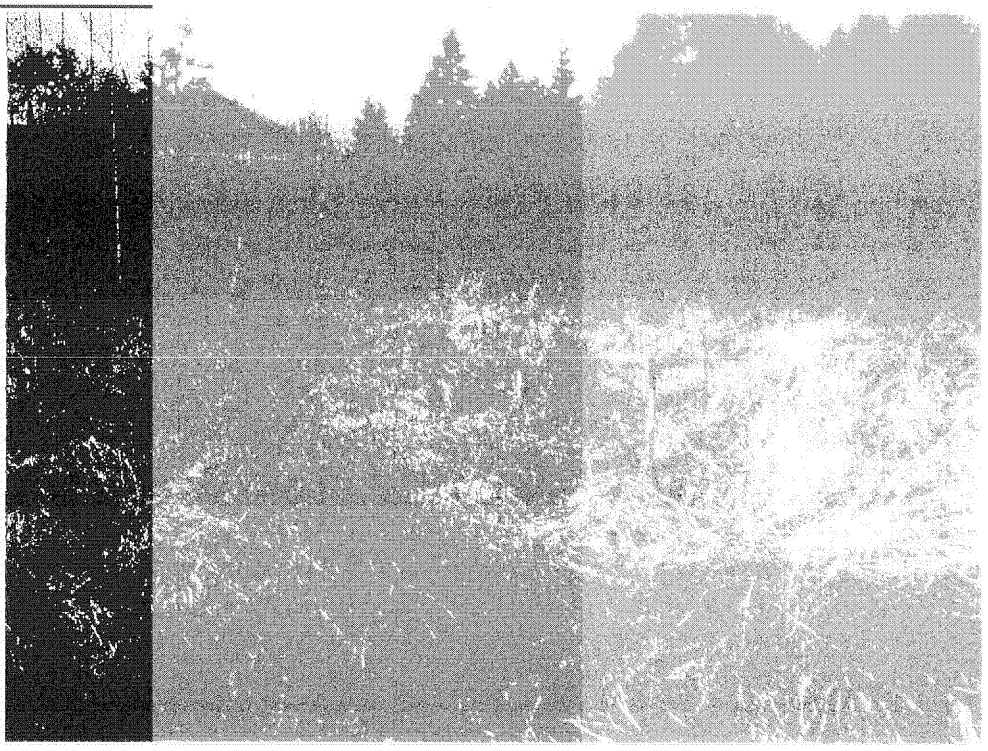

Photo pc

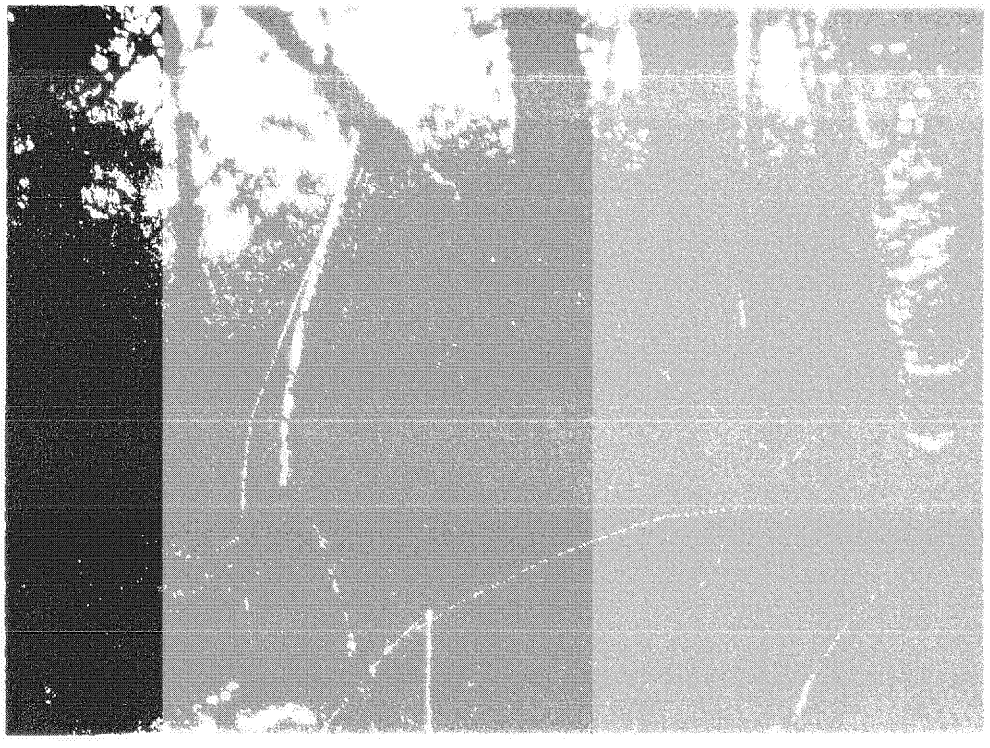

Photo p

Claus Project
Site Photograph
S&A # 2065

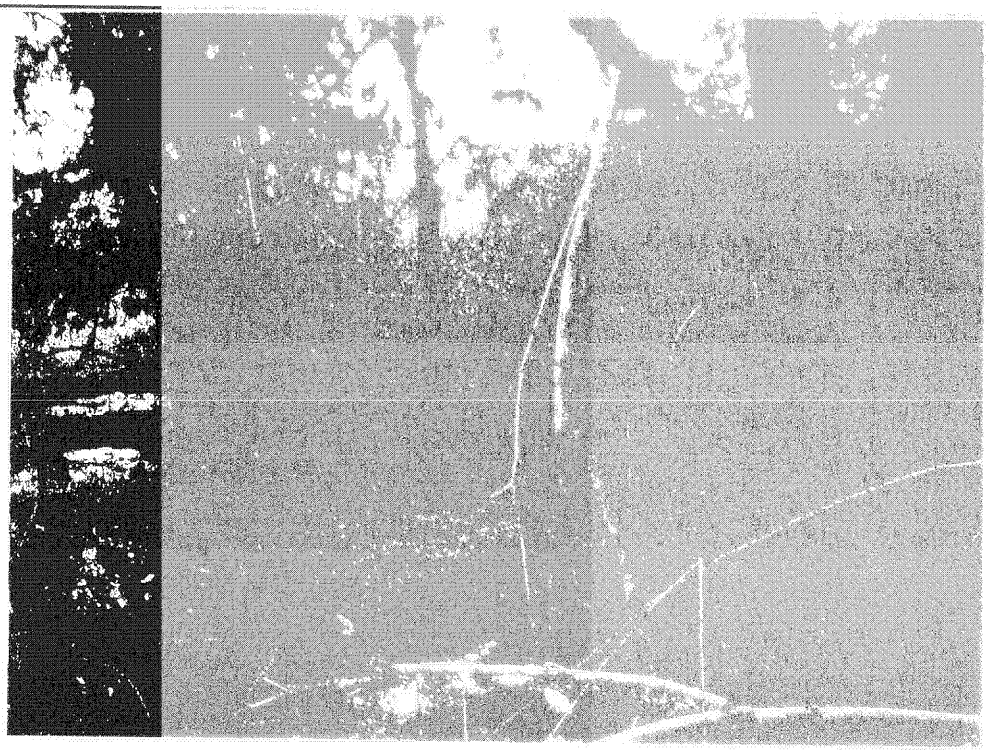

Photo point 5 facing southeast

Photo poi

Claus Project
Site Photograp
S&A # 2065

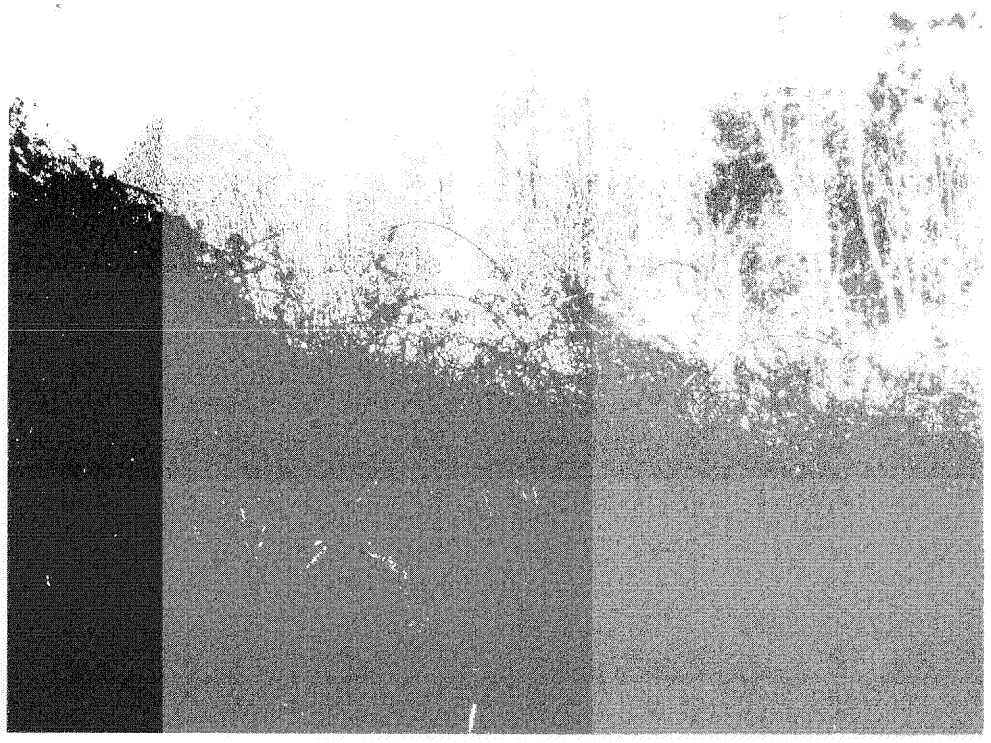

Photo point 7 facing west

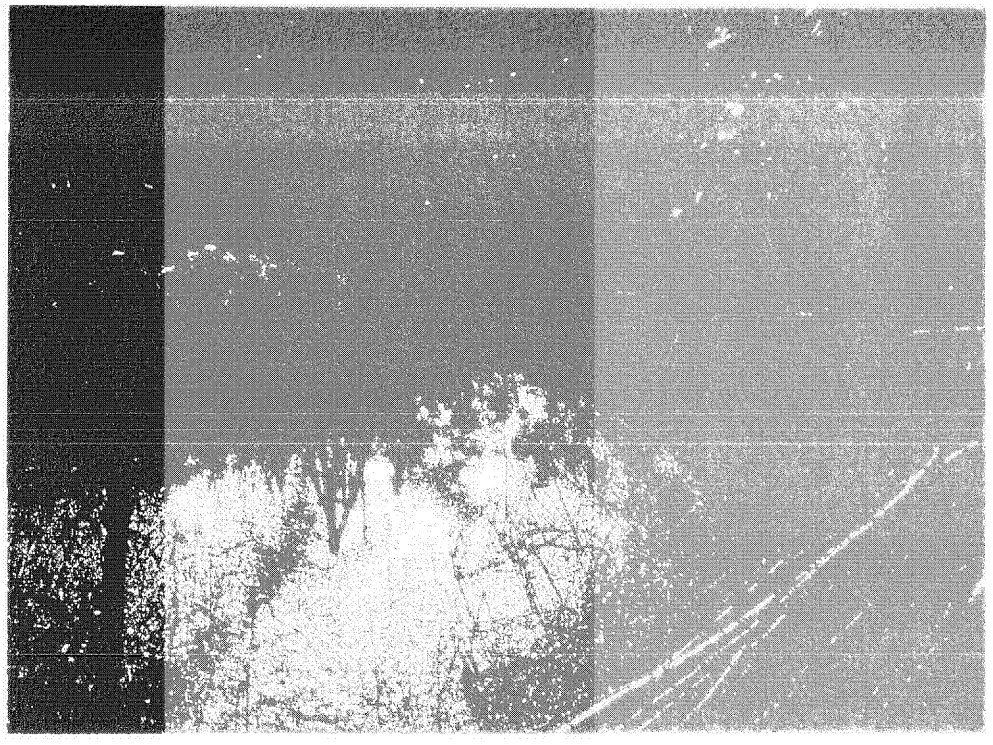

Photo point 8- looking down on small p

Claus Project
Site Photographs
S&A # 2065

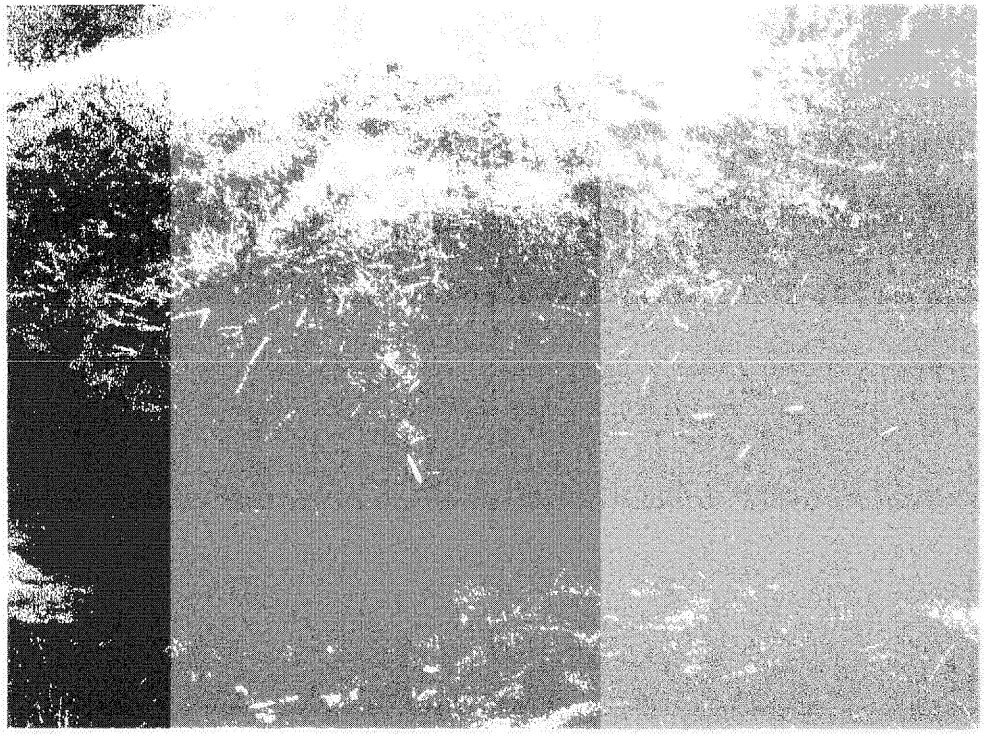

Photo point 9 facing east closeup

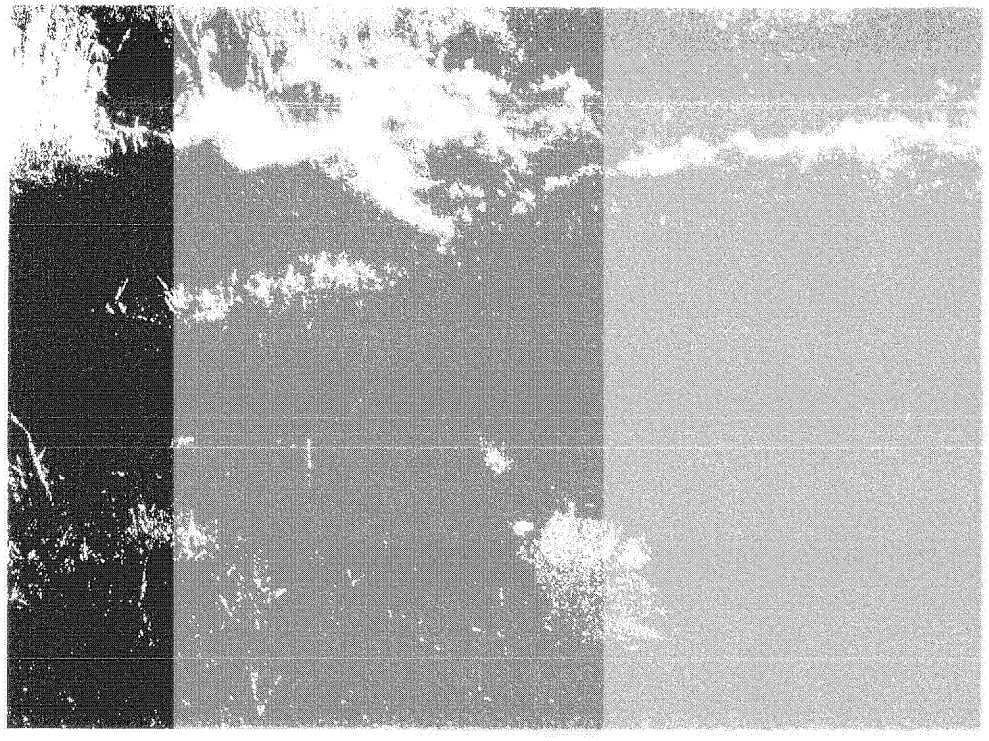

Photo point 9 facing east

Claus Project
Site Photograph
S&A # 2065

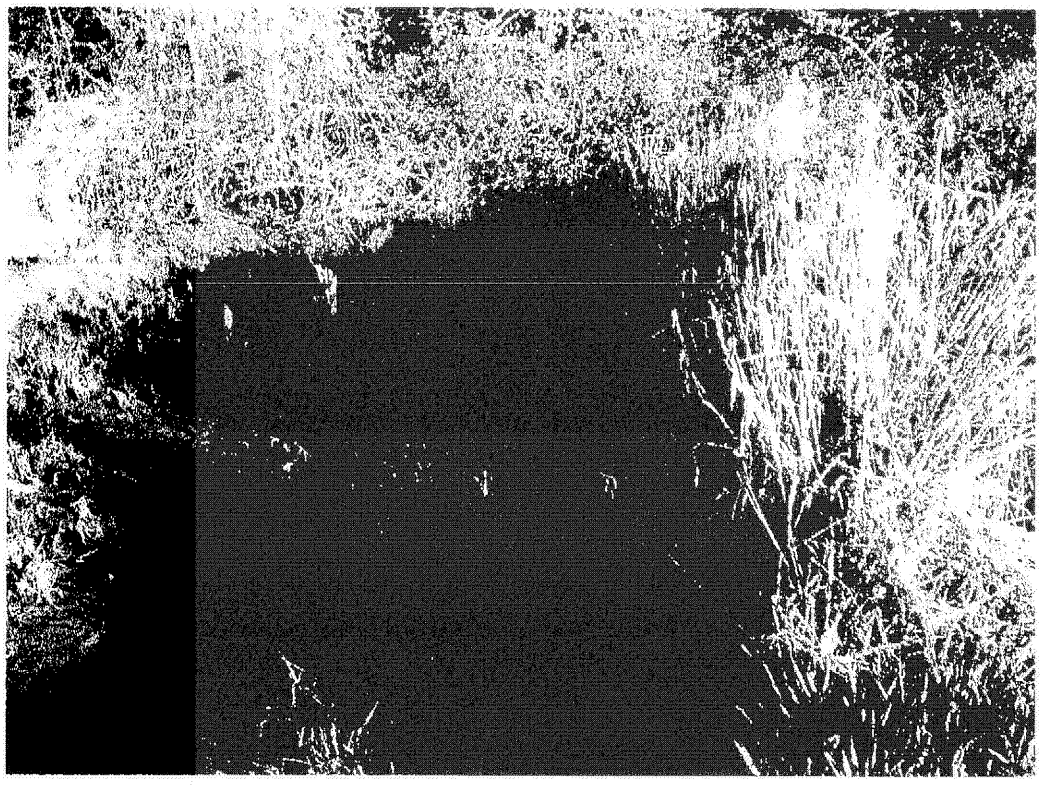

Photo point 9 facing west

Claus Project
Site Photographs
S&A # 2065

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, 2006. *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region*, Wetlands Regulatory Assistance Program ERDC/EL TR-06-16 U.S. Army Engineer Research and Development Center. Vicksburg, MS.

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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.

Reed, P. B., Jr., 1988. *National List of Plant Species that Occur in Wetlands: Northwest (Region 9)*, U.S. Fish and Wildlife Service, Biological Report 88 (26.9) 89 pp.

Reed, P. B., Jr., et al., 1993. *Supplement to List of Plant Species That Occur in Wetlands: Northwest (Region 9)*, U.S. Fish and Wildlife Service. Washington D.C. 10p.

Streamnet, 2008. Fish Distribution Map

U.S. Department of Agriculture, Web Soil Survey 2.0. *Soil Survey of Washington County, Oregon.* U.S.D.A. Soil Conservation Service, Washington, D.C.,

Pacific Northwest Title of Oregon, Inc.
9020 SW Washington Sq. Rd.
Suite 220
Tigard, OR 97223
Phone: (503) 671-0505 Fax: (503) 643-3746

PRELIMINARY SUBDIVISION GUARANTEE

PROPOSED PLAT: MCFALL SUBDIVISION

Order No.: 07293665-W
Premium: $350.00
5th SUPPLEMENTAL REPORT

Pacific Northwest Title Guarantees:

Date: March 5, 2009

The Oregon Real Estate Commissioner, and any County or City within which said subdivision or proposed subdivision is located.

That according to the public records which impart constructive notice of matters affecting title to the premises hereinafter referred to, we find:

That the last Deed of record runs to:

Robert James Claus and Susan L. Claus, as to Parcels I and II
Robert James Claus also shown of record as R. James Claus and Susan L. Claus,
as tenants by the entirety, as to Parcel III,
R. James Claus and Susan L. Claus, as tenants by the entirety, as to Parcel IV

We also find the following apparent encumbrances, which includes "Blanket Encumbrances" as defined by ORS 92.305(1), and also easements, restrictive covenants and right of way prior to February 25, 2009 the effective date hereof:

1. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of Clean Water Services.

2. Rights of the public in and to any portion of the herein described premises lying within the boundaries of SW Pacific Highway West (State Hwy 99).

3. Rights of the public and governmental bodies in and to any portion of the premises herein described lying below the high water mark of the Cedar Creek.

4. Access Restrictions, including the terms and provisions thereof in Deed:

To	:	State of Oregon, by and through its State Highway Commission
Recorded	:	August 8, 1955
Book	:	372
Page	:	240

As modified by Indenture and Grant of Access:

Recorded	:	October 20, 1977
Book	:	1209
Page	:	753

Pacific Northwest Title Insurance Company

PRELIMINARY SUBDIVISION GUARANTEE (CONTINUED)

As further recorded in Deed:
Recorded : June 18, 1990
Recording No. : 90-31406

As further recorded in Deed:
Recorded : June 26, 1998
Recording No. : 98068923

As further in Court Case C021659CV as recoded:
Recorded : January 24, 2005
Recording No. : 2005-008029

As further recorded:
Recorded : August 17, 2007
Recording No. : 2007-090735

5. Easement, including the terms and provisions thereof reserved in Deed:
For : Construct, operate and maintain a channel change to carry the water of Cedar Creek
From : State of Oregon, by and through its State Highway Commission
To : Lloyd William McFall and Irene Katherine McFall, husband and wife
Recorded : August 8, 1955
Book : 372
Page : 240

5. Covenants, Conditions and Restrictions, including the terms and provisions thereof, in Declaration:
Recorded : August 08, 1955
Book : 372
Page : 240

6. Easement as reserved indeed, including the terms and provisions thereof:
For : Roadway, water and electrical utilities
Recorded : November 16, 1982
Recording No. : 82029916

As Amended in Deed:
Recorded : June 28, 1988
Recording No. : 88-027899

6. Easement, including the terms and provisions thereof:
For : Sanitary sewer
Granted to : City of Sherwood, Oregon, a municipal corporation
Recorded : September 15, 1986
Recording No. : 86041530
Affects : See recorded document for exact location

7. Easement, including the terms and provisions thereof:
For : Sanitary sewer
Granted to : City of Sherwood, Oregon, a municipal corporation
Recorded : September 15, 1986
Recording No. : 86041531
Affects : See recorded document for exact location

PRELIMINARY SUBDIVISION GUARANTEE (CONTINUED)

7. Covenants, Conditions and Restrictions, including the terms and provisions thereof, in Deed:

From	:	The State of Oregon, by and through its Department of Transportation, Highway Division
To	:	West Coast Soccer League, a California corporation
Recorded	:	June 18, 1990
Recording No.	:	90-031406

8. Easement as shown on the Partition Plat no. 1995-029:

For	:	Public sanitary sewer
TO	:	City of Sherwood
Affects Parcel IV	:	Variable in width, as shown on recorded plat

9. Covenants, Conditions and Restrictions, including the terms and provisions thereof, in Declaration:

Recorded	:	June 26, 1998
Recording No.	:	98068923

10. Covenants, Conditions and Restrictions, including the terms and provisions thereof, in Washington County Circuit Court Case No. C021659CV:

Recorded	:	January 24, 2005
Recording No.	:	2005-008029

11. Agreement for Easements, including the terms and provisions thereof:

Between	:	Robert James Claus, Susan L. Claus, James R. Groh both individually and as Trustee of the James R. Groh Trust, dated August 22, 1995
And	:	Lloyd W. McFall and Irene K. McFall, husband and wife and K & F Development, LLC, an Oregon limited liability company, or its assigns
Recorded	:	July 28, 2005
Recording No.	:	2005-089380
Affects Parcel II		

12. Declaration Re Roads, Easement, including the terms and provisions thereof:

Recorded	:	July 28, 2005
Recording No.	:	2005-089381
Affects Parcel II		

13. Sanitary Sewer and Storm Drainage Easement Agreement, including the terms and provisions thereof:

Recorded	:	October 04, 2006
Recording No.	:	2006-118564
Affects Parcel II		

8. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	:	Robert James Claus and Susan L. Claus, husband and wife
Trustee	:	First American Title Company
Beneficiary	:	Lloyd W. McFall and Irene K. McFall, husband and wife
Dated	:	October 10, 2006
Recorded	:	October 13, 2006
Recording No.	:	2006-122148
Amount	:	$100,000.00

PRELIMINARY SUBDIVISION GUARANTEE (CONTINUED)

9. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	:	Robert James Claus and Susan L. Claus, husband and wife
Trustee	:	First American Title Company
Beneficiary	:	Lloyd W. McFall and Irene K. McFall, husband and wife
Dated	:	October 4, 2006
Recorded	:	October 4, 2006
Recording No.	:	2006-118574
Amount	:	$52,111.78

10. Subject to the life estate as provided by instrument:

Life Tenant	:	Lloyd W. McFall and Irene K. McFall
Recorded	:	October 4, 2006
Recording No.	:	2006 118572
Affects Parcel I		

14. Easement, including the terms and provisions thereof:

For	:	Sanitary Sewer and Storm drainage
Granted to	:	City of Sherwood, an Oregon municipal corporation, its successors and assigns
Recorded	:	August 08, 2008
Recording No.	:	2008-069244
Affects Parcel II		

NOTE: Taxes paid in full for 2008-2009:

Levied Amount	:	$3,102.77
Map & Tax Lot	:	2S130D-01001
Levy Code	:	088.10
Key No.	:	R548848
Property Address	:	21805 SW Pacific Hwy, Sherwood, OR 97140
Affects Parcel I		

NOTE: Taxes paid in full for 2008-2009:

Levied Amount	:	$469.15
Map & Tax Lot	:	2S130D-01002
Levy Code	:	088.10
Key No.	:	R2079740
Property Address	:	No situs
Affects Parcel II & III		

NOTE: Taxes paid in full for 2008-2009:

Levied Amount	:	$4.89
Map & Tax Lot	:	2S130CD-00200
Levy Code	:	088.10
Key No.	:	R2048710
Property Address	:	Tract A, Partition Plat 1995-29
Affects Parcel IV		

REQUIREMENTS:

NONE

LEGAL DESCRIPTION:

The premises are in the County of Washington and are described as follows:

PRELIMINARY SUBDIVISION GUARANTEE (CONTINUED)

See Exhibit A Attached hereto and made a part hereof

THIS IS NOT A REPORT issued preliminary to the issuance of a Title Insurance Policy. Our search is limited to the time specified in this Guarantee and the use hereof is intended as an informational report only, to be used in conjunction with the development of Real Property. Liability hereunder is limited to an aggregate sum of not to exceed $1,000.00.

PACIFIC NORTHWEST TITLE OF OREGON, INC.

By Sharon Luttrell
Sharon Luttrell, Title Officer

SRL:RLF:srl

Exhibit A

PARCEL I (TL 1001)

BEGINNING at a 5/8 inch iron rod located at the most Northerly corner of that property described in Fee No. 90-31406, Deed Records, in the City of Sherwood, County of Washington and State of Oregon, said point being located on the Northerly right-of-way of State Highway 99W and being 70.00 feet distant when measured at right angles from the centerline at Engineer's Station 432+89.35, and being in the Southeast quarter of the Southwest quarter of Section 30, Township 1 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon; thence North 02°47'15" West 205.10 feet to a 5/8 inch iron rod; thence North 55°19'36" West 128.82 feet to a 5/8 inch iron rod; thence South 53°01'19" West 63.18 feet to a 5/8 inch iron rod; thence South 46°24'22" West 91.80 feet; thence North 33°28'56" West 235.21 feet; thence North 55°46'10" East 122.97 feet; thence North 71°35'20" East 89.69 feet; thence South 10°57'39" East 169.59 feet; thence South 74°53'23" East 94.22 feet; thence South 57°38'46" East 45.15 feet; thence South 44°48'52" East 21.90 feet; thence South 24°11'55" East 40.61 feet; thence South 02°47'15" East 175.96 feet to a point on said Northerly right-of-way 70.00 feet when measured at right angles from the centerline thereof, said point being on a spiral curve; thence along said Northerly right-of-way and spiral curve (the chord of which bears South 44°05'35" West 37.54 feet) to the point of beginning.

EXCEPTING THEREFROM the following Parcel:

BEGINNING at the most Northerly Southwest corner of said parcel as created by exception; thence tracing the most Northerly Southerly line of said parcel North 33°28'56" West 196.47 feet; thence leaving said Southerly line and along the arc of a 332.00 foot radius non-tangent curve to the right (radius point bears South 09°43'13" West), through a central angle of 34°38'14", an arc distance of 200.71 feet (chord bears South 62°57'40" East, 197.66 feet); thence South 45°38'33" East, 7.94 feet to a point on the most Northerly Southerly line of said parcel; thence tracing said Southerly line South 53°01'19" West, 8.58 feet; thence continuing along said Southerly line South 46°24'22" West, 91.80 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM the following Parcel:

BEGINNING at the Southwesterly corner of said parcel described by exception in Document No. 98-053733; thence tracing the Westerly line of said property North 02°47'15" West, 93.89 feet; thence leaving Westerly line South 45°38'33" East, 40.57 feet to a point on the most Easterly line of said parcel; thence tracing said Easterly South 02°30'17" East, 38.48 feet to the a point on the Northwesterly right-of-way line of State Highway 99 West; thence along said right-of-way line and
along the arc of a 70.00 foot offset spiral curve to the left an arc distance of 37.55 feet (the chord of which bears South 44°04'59" West, 37.55 feet) to the point of beginning.

PARCEL II (TL 1002)

A tract of land in the Southeast quarter of Section 30, Township 2 South, Range 1 West, of the Willamette meridian, in the City of Sherwood, County of Washington and State of Oregon, being more particularly described as follows:

BEGINNING at a point of intersection of the Westerly line of that certain tract of land as described in Deed to Lloyd McFall, et ux, recorded in Book 372, Page 240 of the Washington County, Oregon Deed Records and the Northwesterly right of way of State Highway 99W as relocated, being a point on a 14,253.94 foot radius curve to the left, the radius point of which bears Northwesterly and running thence, along said Northwesterly right of way on the arc of said curve (the long chord of which bears North 44°48'58" East 71.50 feet) 71.50 feet; thence North 44°40'21" East a distance of 115.50 feet; thence North 44°13'29" East, a distance of 283.77 feet; thence North 44°05'15" East a distance of 407.90 feet to a point that bears South 44°05'15" West a distance of 4.70 feet from the P.T. at Engineer's Centerline Station No. 433+03.26 and the true point of beginning; thence North 02°48'45" West a distance of 232.59 feet; thence North 55°20'24" West a distance of 128.85 feet; thence south 52°58'20"

West a distance of 63.18 feet; thence south 46°24'35" West a distance of 118.52 feet; thence North 39°30'14" West a distance of 200.89 feet; thence North 79°11'21" West a distance of 126.13 feet; thence North 80°40'28 West a distance of 114.15 feet to a point on the Westerly line of said McFall Tract; thence along said Westerly line North 00°15'54" West to the Northwest corner of that tract conveyed to N.T. Andrews, et ux, by Deed recorded December 9, 1920 in Book 120, Page 21; thence Northeasterly along the Northerly line of said Andrews Tract 467.0 feet, more or less, to the most Northerly corner of said Andrews Tract; thence South 50°51' East, a distance of 665 feet,(along the West line of Edy Village subdivision) more or less, to a point that is 70 feet Northwesterly of the center line of the southbound lane of the Pacific Highway west as said highway has been relocated which centerline is described in said McFall Deed; thence on a line which is parallel to and 70 feet Northwesterly of said centerline as described in McFall Deed, Southwesterly to the true Point of Beginning.

EXCEPTING THEREFROM any portion in the Bluffs at Cedar Creek subdivision, recorded in Washington County.

ALSO EXCEPTING THEREFROM the following Parcel:

BEGINNING at a 5/8 inch iron rod located at the most Northerly corner of that property described in Fee No. 90-31406, Deed Records, in the City of Sherwood, County of Washington and State of Oregon, said point being located on the Northerly right-of-way of State Highway 99W and being 70.00 feet distant when measured at right angles from the centerline at Engineer's Station 432+89.35, and being in the Southeast quarter of the Southwest quarter of Section 30, Township 1 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon; thence North 02°47'15" West 205.10 feet to a 5/8 inch iron rod; thence North 55°19'36" West 128.82 feet to a 5/8 inch iron rod; thence South 53°01'19" West 63.18 feet to a 5/8 inch iron rod; thence South 46°24'22" West 91.80 feet; thence North 33°28'56" West 235.21 feet; thence North 55°46'10" East 122.97 feet; thence North 71°35'20" East 89.69 feet; thence South 10°57'39" East 169.59 feet; thence South 74°53'23" East 94.22 feet; thence South 57°38'46" East 45.15 feet; thence South 44°48'52" East 21.90 feet; thence South 24°11'55" East 40.61 feet; thence South 02°47'15" East 175.96 feet to a point on said Northerly right-of-way 70.00 feet when measured at right angles from the centerline thereof, said point being on a spiral curve; thence along said Northerly right-of-way and spiral curve (the chord of which bears South 44°05'35" West 37.54 feet) to the point of beginning.

FURTHER EXCEPTING THEREFROM the following Parcels:

Real property in the County of Washington, State of Oregon, described as follows:

Two Tracts of land in the Southeast quarter of Section 30, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, being more particularly described as follows:

Parcel I Excepted out:

BEGINNING at a point in the Northerly line of that parcel of land as described in Document No. 97-117980, Washington County Deed Records, which bears North 00°03'20" East, 1011.91 feet and South 78°35'19" East, 63.79 feet from the Southwest corner of that parcel as described in said Document No. 98-053733; thence, leaving the Northerly line of Document No. 97-117980, East 147.86 feet to the beginning of a 332.00 foot radius curve right; thence along the arc of said curve, through a central angle of 09°43'13" an arc length of 56.32 feet (chord bears South 85°08'24" East, 56.26 feet) to a point on the most Northerly Westerly line of that parcel of land described by exception in said Document No. 98-053733, Washington County Deed Records; thence along said Northerly Westerly line South 33°28'56" East, 196.47 feet to the most Northerly Southwest corner of said property as described by exception in Document No. 98053733, said point being further described as a point on the Northerly line of said property as described in Document no. 97-117980; thence tracing said Northerly line south 46°24'22" West, 26.81 feet; thence continuing along said Northerly line North 39°28'53" West, 201.01 feet; thence continuing along said Northerly line North 79°11'12" West 126.12; thence continuing along said Northerly line North 78°35'19" West 42.03 feet to the Point of Beginning.

Parcel II Excepted out:

BEGINNING at the southeasterly corner of said property created by exception in Document No. 98-053733; thence tracing the Easterly line of said property North 02°47'15" West, 38.69 feet; thence leaving said Easterly line south 45°38'33" East, 28.25 feet to a point on the Northwesterly right of way line of State Highway 99 West; thence along said right of way line and along the arc of a 70.00 foot offset spiral curve an arc distance of 26.32 feet (the chord of which bears South 44°05'58" West, 26.32 feet) the Point of Beginning.

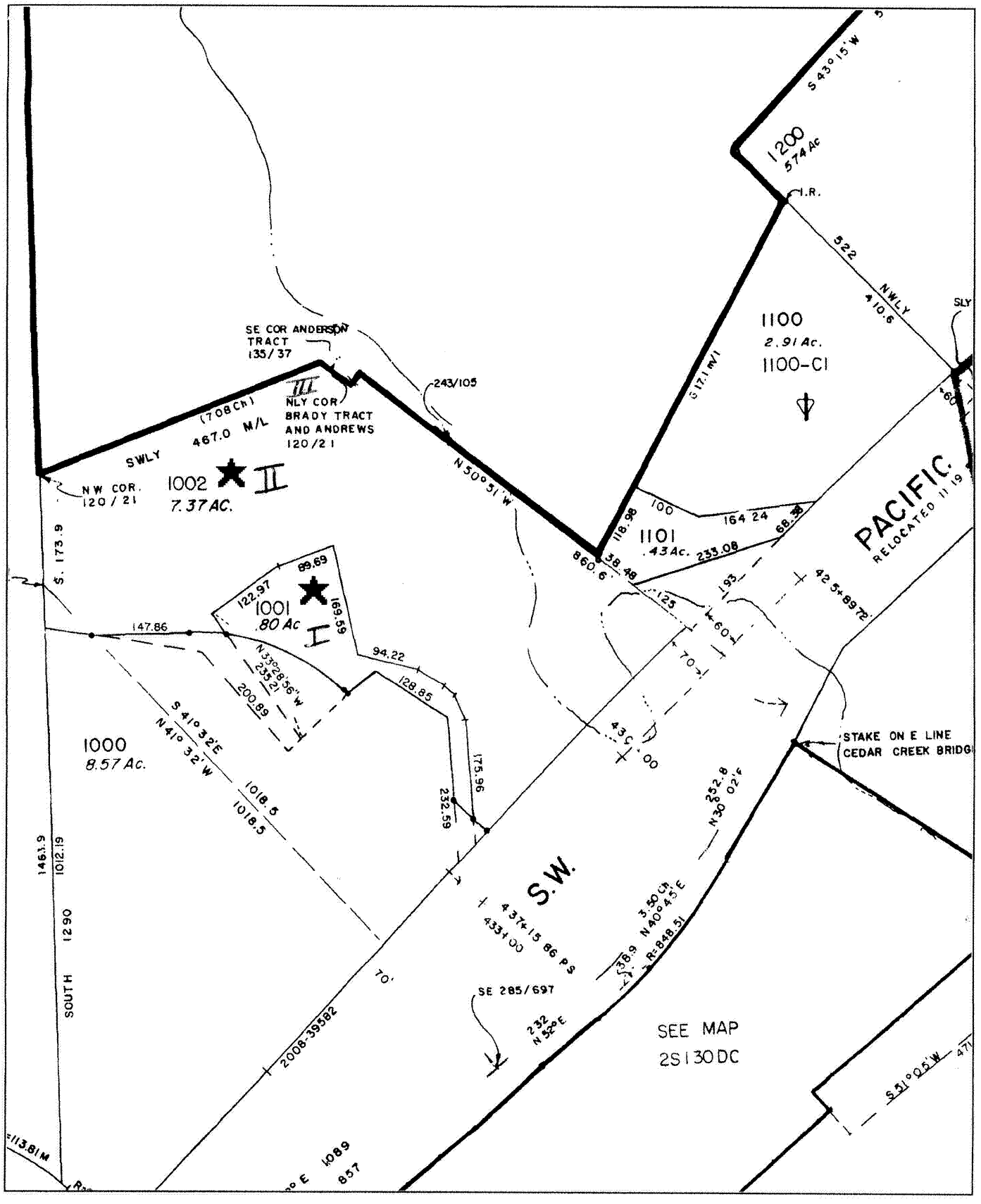
PARCEL III (a portion of Tax Lot 1002)

A parcel of land situated in Section 30, Township 2 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon, being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod at the most Northerly corner of that tract of land surveyed by survey number 27319, Washington County survey records (said rod is further identified on said survey number 27319 as being a "Found 5/8 inch iron rod per Carlile Survey dated March, 1975"); thence along a Northwesterly projection of the Northeasterly line of said tract of land surveyed by survey number 27319, Washington County survey records, North 50°51'54" West 65.79 feet to an existing wire fence line; thence along said wire fence line the following six (6) courses: South 64°43'49" West 44.18 feet; Thence South 65°36'55" West 51.28 feet; Thence South 66°12'31" West 47.93; Thence South 67°20'16" West 137.13 Feet; Thence South 66°55'33" West 112.90 feet; Thence South 68°38'14" West 48.33 feet to a point on the Northerly line of the aforementioned tract of land surveyed by survey number 27319, Washington County survey records, which is located North 73°49'37" East 5.93 feet from a 5/8 inch iron rod with yellow plastic cap stamped "AKS ENGR."; Thence along said Northerly line North 73°49'37" East 475.79 feet to the Point of Beginning.

PARCEL IV (TL 200)

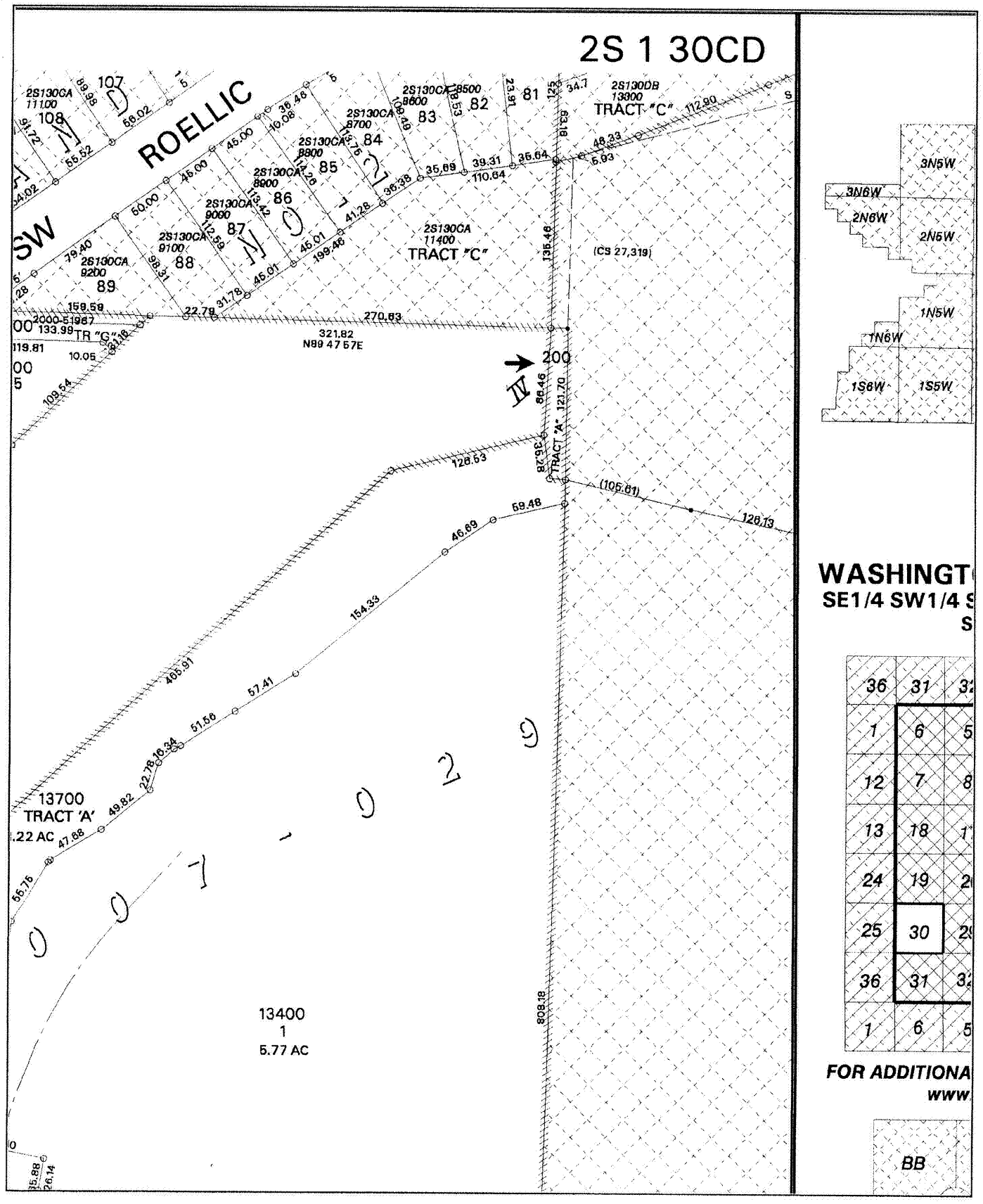
Tract A of PARTITION PLAT NO. 1995-029, in the County of Washington and State of Oregon.



THIS MAP IS FURNISHED AS A CONVENIENCE BY PACIFIC NORTHWEST TITLE

This map is not a survey and does not show the location of any improvements.
The company assumes no liability for errors therein.

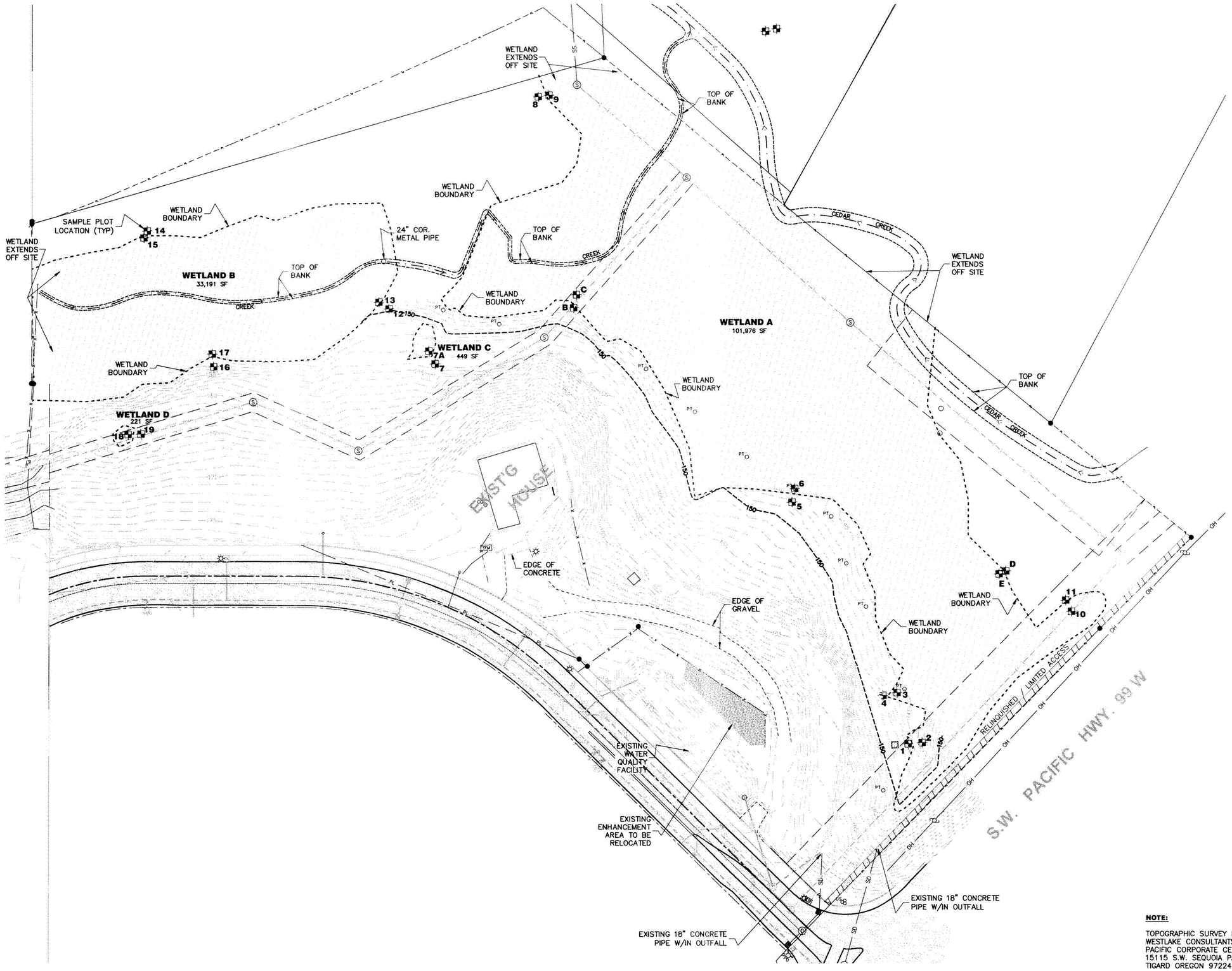
MAP # 2S130D0 01002



THIS MAP IS FURNISHED AS A CONVENIENCE BY PACIFIC NORTHWEST TITLE

This map is not a survey and does not show the location of any improvements.
The company assumes no liability for errors therein.

MAP # 2S130CD 00200



PLAN VIEW
SCALE: 1"= 40'

0' 20' 40' 80'
SCALE IN FEET

NOTE:

TOPOGRAPHIC SURVEY DATA PROVIDED BY:
WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD OREGON 97224

Design DESIGN	Survey SURVEY
DWG. No. K:\ACAD\13000\13028\XREF\D_SITE_13028_.DWG	
Date 10/14/2008	Drawn DRAWN
Work Order No. WORKORDER	Scale ####

EXISTING CONDITIONS

FOR

JIM CLAUSE SUBDIVISION
SHERWOOD OREGON

WASHINGTON COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
409 LINCOLN STREET
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

NOT FOR CONSTRUCTION

1"
IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
56,141 PE
OREGON
JAN 15 2009
KEVIN W. CHRISMAN

RENEWAL DATE: 12/31/09

WETLAND

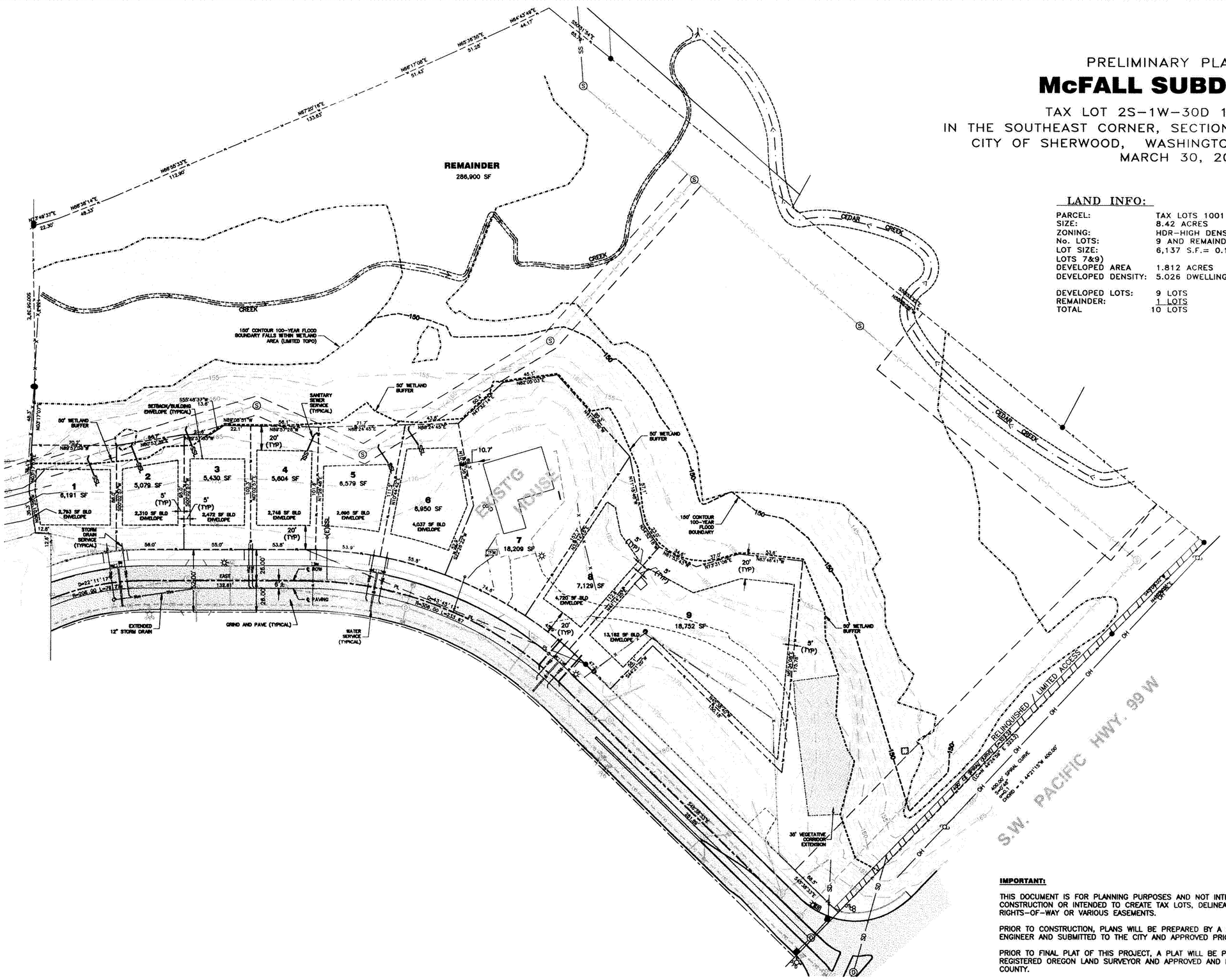
SHEET 1 2

Work Order No.
13028

PRELIMINARY PLAN FOR

McFALL SUBDIVISION

TAX LOT 2S-1W-30D 1001 & 1002
IN THE SOUTHEAST CORNER, SECTION 30, TWP.2R. R.1W. W.M.
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON
MARCH 30, 2009



LAND INFO:

PARCEL:	TAX LOTS 1001 & 1002, 2S-1W-30D
SIZE:	8.42 ACRES
ZONING:	HDR-HIGH DENSITY RESIDENTIAL (5,000 S.F. MIN.)
No. LOTS:	9 AND REMAINDER
LOT SIZE:	6,137 S.F.= 0.14 AC. (AVERAGE TYPICAL LOT-EXCLUDING LOTS 7&9)
DEVELOPED AREA	1.812 ACRES
DEVELOPED DENSITY:	5.026 DWELLINGS/ACRE (DEVELOPED AREA)
DEVELOPED LOTS:	9 LOTS
REMAINDER:	1 LOTS
TOTAL	10 LOTS

OWNER:

JIM & SUSAN CLAUS
22211 SW PACIFIC HWY
SHERWOOD, OR. 97140
PH. (503) 313-2785

NOTES:

SETBACKS:
FRONT - 20'
SIDES - 5'
REAR - 20'

NOTE:

TOPOGRAPHIC SURVEY DATA PROVIDED BY:
WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD OREGON 97224

IMPORTANT:

THIS DOCUMENT IS FOR PLANNING PURPOSES AND NOT INTENDED FOR CONSTRUCTION OR INTENDED TO CREATE TAX LOTS, DELINEATE LOT LINES, RIGHTS-OF-WAY OR VARIOUS EASEMENTS.

PRIOR TO CONSTRUCTION, PLANS WILL BE PREPARED BY A REGISTERED OREGON ENGINEER AND SUBMITTED TO THE CITY AND APPROVED PRIOR TO CONSTRUCTION.

PRIOR TO FINAL PLAT OF THIS PROJECT, A PLAT WILL BE PREPARED BY A REGISTERED OREGON LAND SURVEYOR AND APPROVED AND RECORDED WITH THE COUNTY.

PLAN VIEW
SCALE: 1"= 40'

0' 20' 40' 80'
SCALE IN FEET

Design DESIGN | Survey SURVEY
DWG. No. K:\CADD\13000\13028\KREF\O_SITE_13028...DWG
Date 3/30/2009 | Drawn DRAWN
Work Order No. WORKORDER | Scale ####

PERLIMINARY PLAN
FOR
McFALL SUBDIVISION
SHERWOOD OREGON
WASHINGTON COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3313 WEST SECOND STREET
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

NOT FOR CONSTRUCTION

1"
IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
56141 PE
OREGON
JAN. 15, 2009
KEVIN W. CHRISMAN
RENEWAL DATE: 12/31/09

PRELIMINARY

SHEET 2 2

Work Order No.
13028

0' 50' 100' 200'
SCALE IN FEET

NOTES:

THIS MAP IS FOR PLANNING PURPOSES ONLY. TENNESON ENGINEERING CORP. DOES NOT DELINEATE OR IMPLY THE VARIOUS PROPERTY LINES OR RIGHT-OF-WAYS ON THIS MAP.

Design DESIGN	Survey SURVEY
DWG. No. K:\CADD\13000\13028\PREY\0_SITE_13028_.DWG	
Date 3/31/2009	Drawn DRAWN
Work Order No. WORKORDER	Scale ####

AERIAL PHOTO

FOR

JIM CLAUSE SUBDIVISION
SHERWOOD OREGON

WASHINGTON COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3313 WEST SECOND STREET, SUITE 100
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

NOT FOR CONSTRUCTION

1"
IF THIS BAR IS NOT ONE INCH THEN ADJUST SCALES ACCORDINGLY

AERIAL

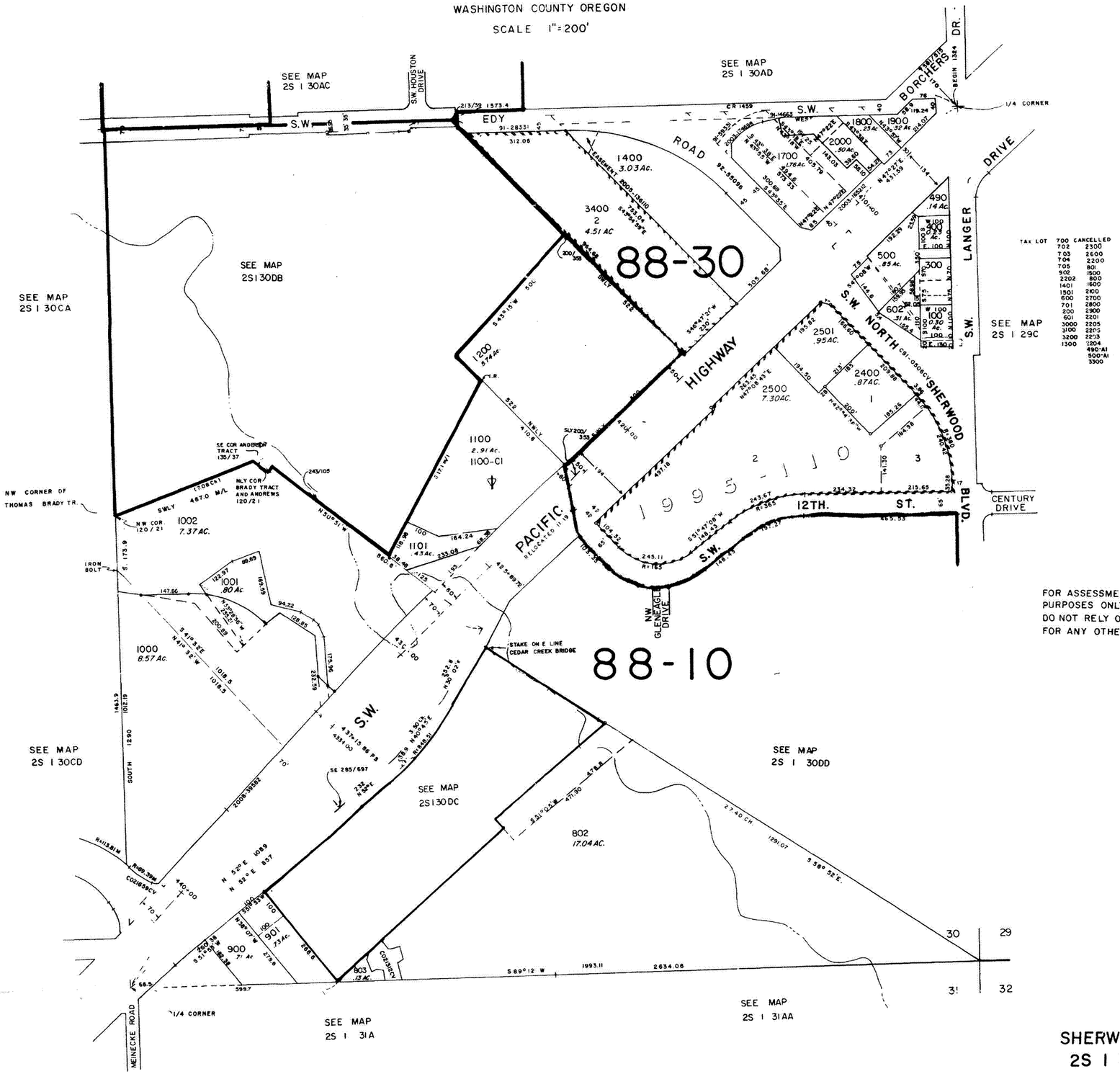
SHEET

Work Order No.
13028

SE 1/4 SECTION 30 T2S R1W W.M.

WASHINGTON COUNTY OREGON

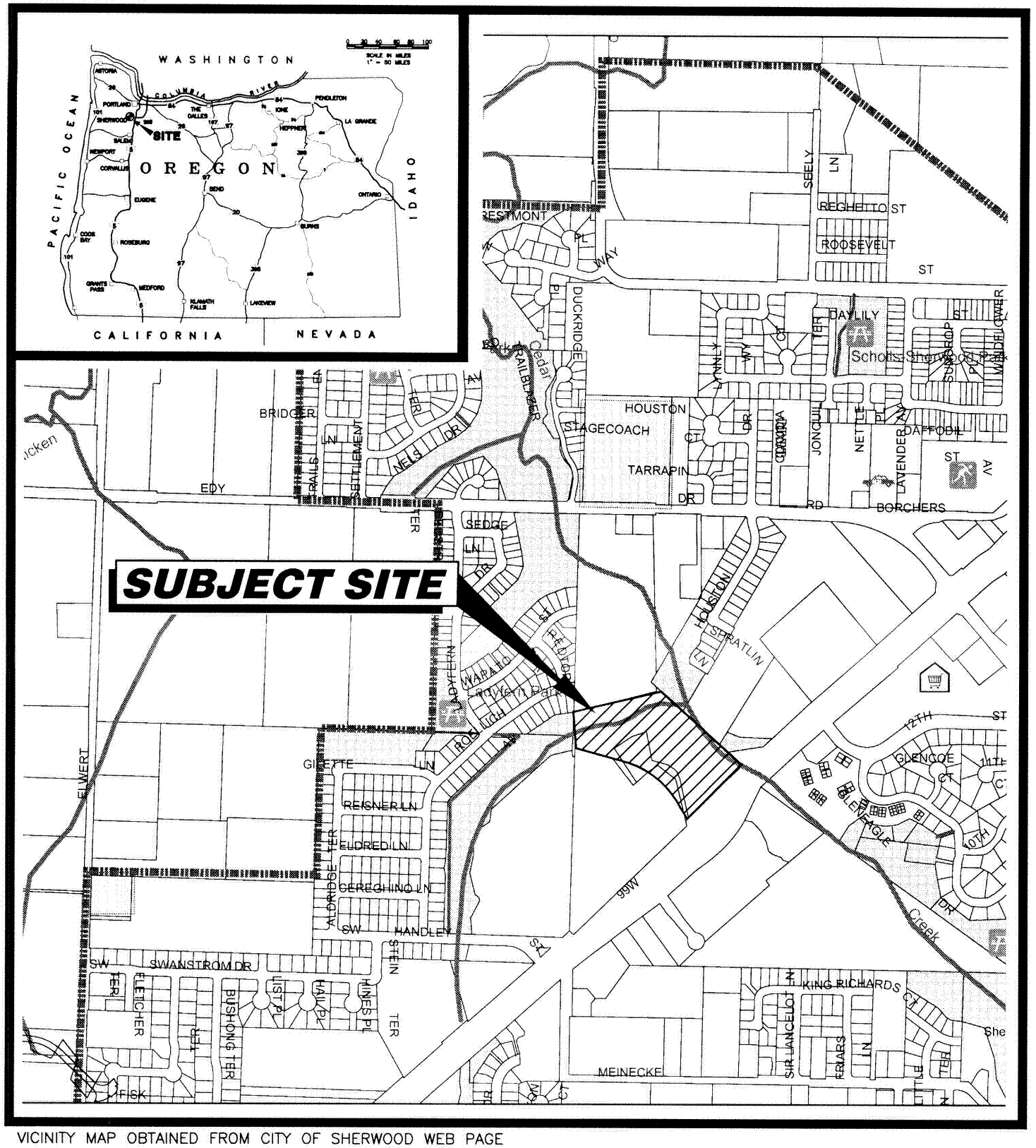
SCALE 1" = 200'



TAX LOT 700 CANCELLED
702 2300
703 2600
704 2200
705 801
902 1500
2202 800
1401 1600
1501 2100
600 2700
701 2800
200 2900
601 2201
3000 2205
3100 2203
3200 2203
1300 2204
490-A1
500-A1
3300

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

SHERWOOD
2S 1 30D



VICINITY MAP OBTAINED FROM CITY OF SHERWOOD WEB PAGE

VICINITY MAP

SCALE: 1"= 800'

SUBDIVISION APPLICATION DATA

Owner/Applicant

Jim and Susan Claus
22211 SW Pacific Highway
Sherwood, OR 97140
PH: (503) 313-2785

Planning/Engineering

Tenneson Engineering Corp.
3313 West Second Street, Suite 100
The Dalles, OR 97058
Contact Person: Ben Beseda
PH: (541)296-6232 FX: (541)296-6657

Property Description

Washington County Assessor's Map
2S01W30D Tax Lots 1001 & 1002

Property Address

21805 SW Pacific Hwy
Sherwood, OR 97140

Site Size

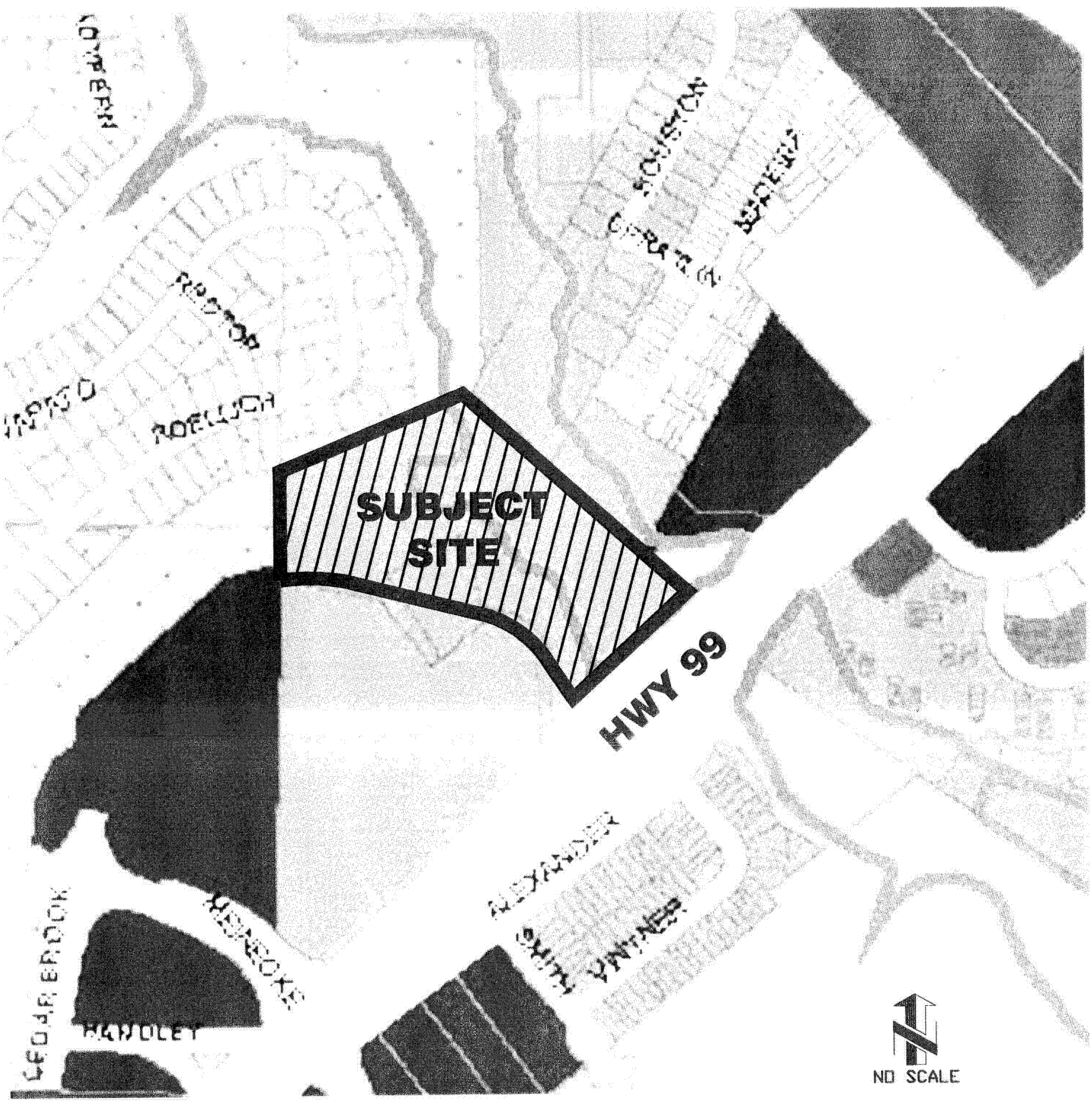
8.42 Acres

Zoning

High Density Residential (HDR) - The HDR zoning district provides for higher density multi-family housing and other related uses, with a density not to exceed twenty-four (24) dwelling units per acre and a density not less than 16.8 dwellings per acre may be allowed.

Proposal

9 lot single family detached residential subdivision and 1 Remainder



Legend

- High Density Residential (HDR)
- Medium Density Residential High (MDRH)
- Medium Density Residential Low (MDRL)
- Low Density Residential (LDR)
- Institutional and Public (IP)
- Retail Commercial (RC)
- General Commercial (GC)
- Planned Unit Development (overlay of underlying zone)

NOTE:
ZONING MAP AND INFORMATION OBTAINED FROM CITY OF SHERWOOD WEB SITE

Date	NO.	Revisions

McFall Subdivision
SURROUNDING ZONING MAP

PLOT DATE: 3/31/2009 K:\ACAD\13000\13028\ZoneMap.dwg

Calc. — —	Scale NONE
Survey NONE	Date 3/30/09
Drawn K.W.C.	Sheet 1 of 1
App.	Work Order No. — — —

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3313 WEST SECOND ST.
THE DALLES, OREGON 97058
541-296-9177 FAX 541-296-6657

0' 50' 100' 200'
SCALE IN FEET

NOTES:

THIS MAP IS FOR PLANNING PURPOSES ONLY. TENNESON ENGINEERING CORP. DOES NOT DELINEATE OR IMPLY THE VARIOUS PROPERTY LINES OR RIGHT-OF-WAYS ON THIS MAP.

Design DESIGN	Survey SURVEY
DWG. No. K:\ACAD\13000\13028\XREF\O-SITE_13028_.DWG	
Date 05/19/2009	Drawn DRAWN
Work Order No. WORKORDER	Scale ####

AERIAL PHOTO

FOR

McFALL SUBDIVISION
SHERWOOD OREGON

WASHINGTON COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3313 WEST SECOND STREET, SUITE 100
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

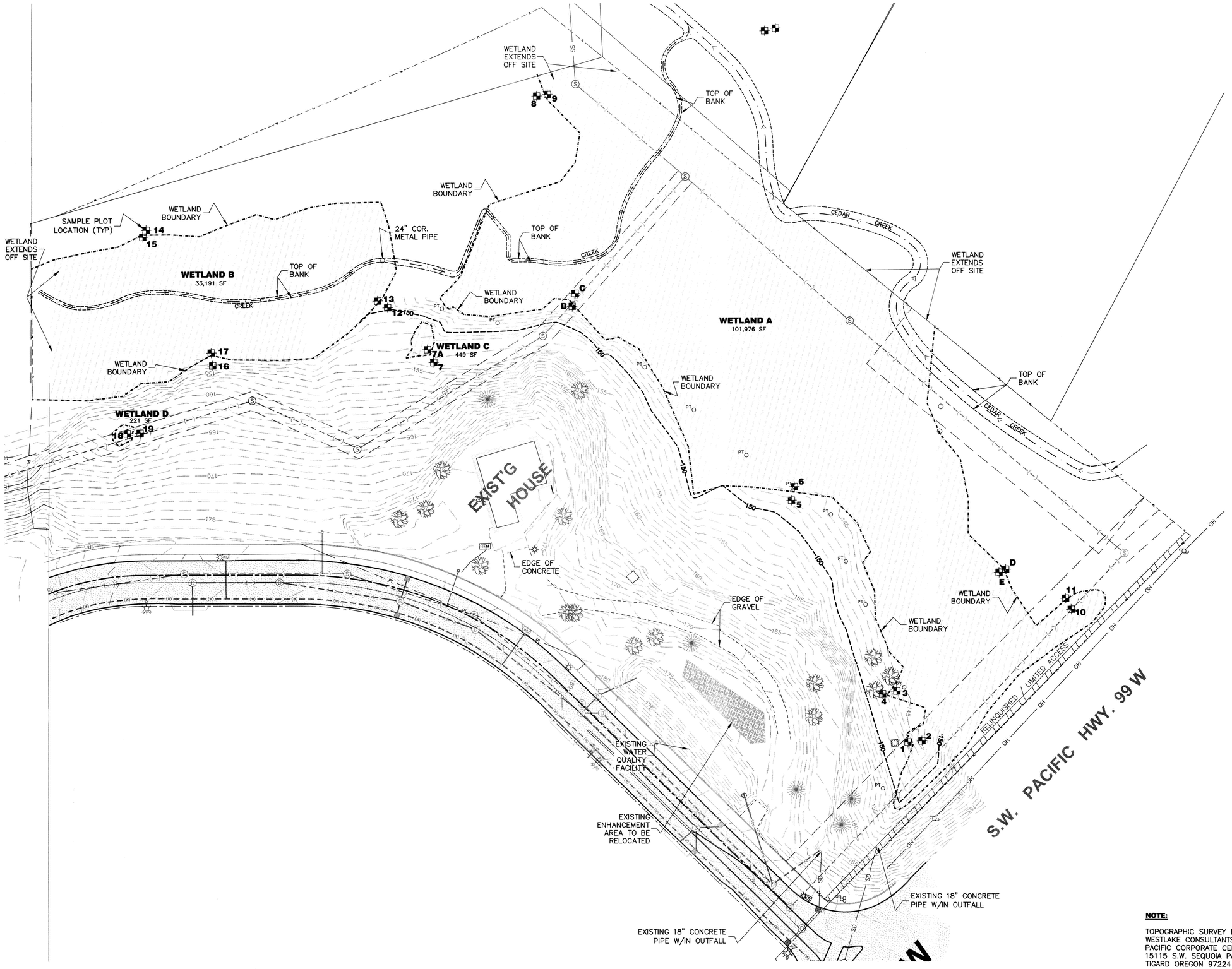
NOT FOR CONSTRUCTION

1"
IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY

AERIAL

SHEET
- -

Work Order No.
13028



PLAN VIEW
SCALE: 1"= 40'

0' 20' 40' 80'
SCALE IN FEET

NOTE:

TOPOGRAPHIC SURVEY DATA PROVIDED BY:
WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD OREGON 97224

Design DESIGN	Survey SURVEY
DWG. No. K:\CADD\13000\13028\REFD_SITE_13028_.DWG	
Date 05/19/2009	Drawn DRAWN
Work Order No. WORKORDER	Scale ####

EXISTING CONDITIONS

FOR

JIM CLAUSE SUBDIVISION
SHERWOOD OREGON

WASHINGTON COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
409 LINCOLN STREET
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

NOT FOR CONSTRUCTION

1"
IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
56,141 PE
OREGON
JAN. 15, 2009
KEVIN W. CHRISMAN

RENEWAL DATE: 12/31/09

WETLAND

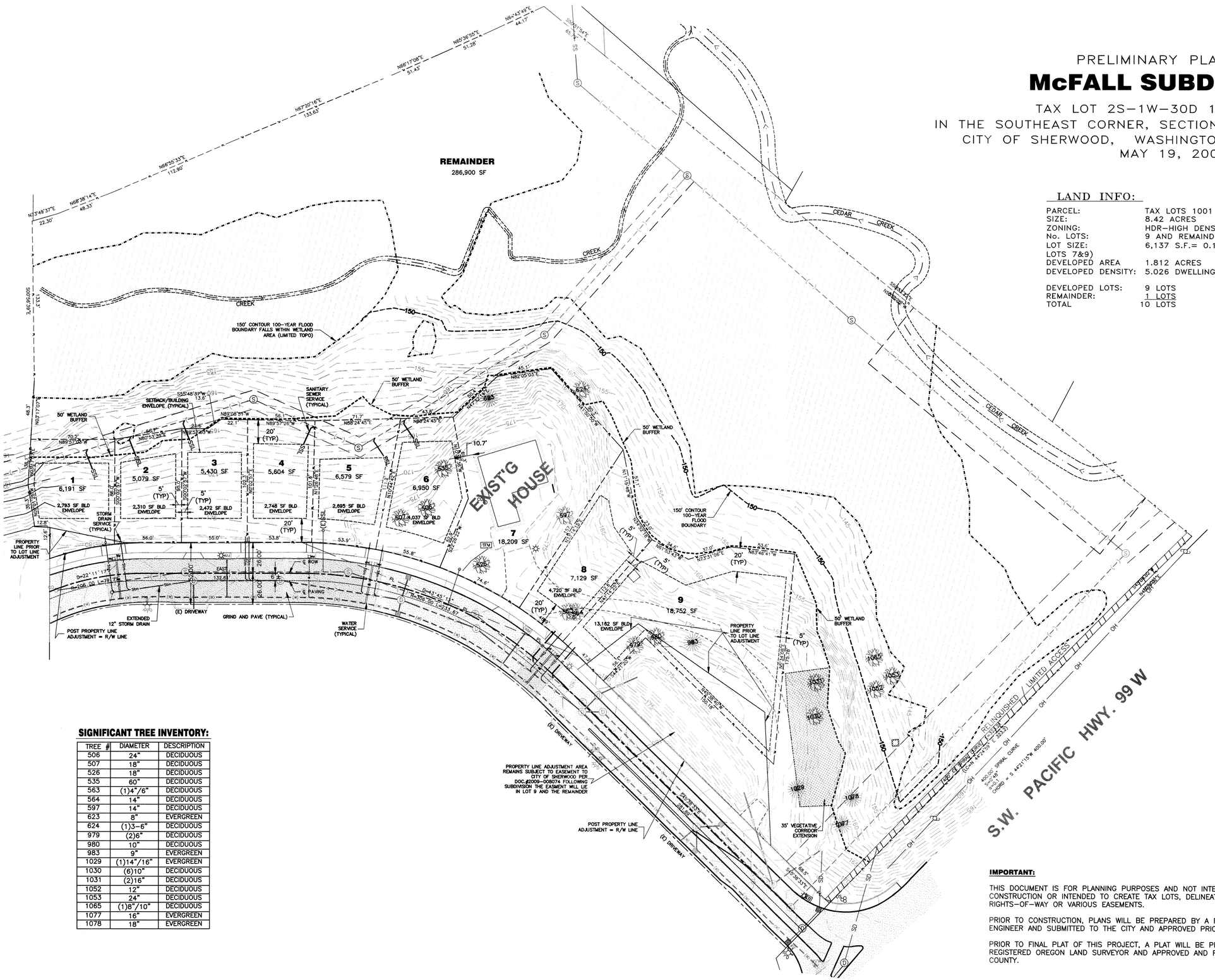
SHEET 1 2

Work Order No.
13028

PRELIMINARY PLAN FOR

McFALL SUBDIVISION

TAX LOT 2S–1W–30D 1001 & 1002
IN THE SOUTHEAST CORNER, SECTION 30, TWP.2R. R.1W. W.M.
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON
MAY 19, 2009



LAND INFO:

PARCEL:	TAX LOTS 1001 & 1002, 2S–1W–30D
SIZE:	8.42 ACRES
ZONING:	HDR–HIGH DENSITY RESIDENTIAL (5,000 S.F. MIN.)
No. LOTS:	9 AND REMAINDER
LOT SIZE:	6,137 S.F.= 0.14 AC. (AVERAGE TYPICAL LOT–EXCLUDING LOTS 7&9)
DEVELOPED AREA	1.812 ACRES
DEVELOPED DENSITY:	5.026 DWELLINGS/ACRE (DEVELOPED AREA)
DEVELOPED LOTS:	9 LOTS
REMAINDER:	1 LOTS
TOTAL	10 LOTS

OWNER:

JIM & SUSAN CLAUS
22211 SW PACIFIC HWY
SHERWOOD, OR. 97140
PH. (503) 313–2785

NOTES:

SETBACKS:
FRONT – 20'
SIDES – 5'
REAR – 20'

NOTE:

TOPOGRAPHIC SURVEY DATA PROVIDED BY:
WESTLAKE CONSULTANTS, INC.
PACIFIC CORPORATE CENTER
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD OREGON 97224

SIGNIFICANT TREE INVENTORY:

TREE #	DIAMETER	DESCRIPTION
506	24"	DECIDUOUS
507	18"	DECIDUOUS
526	18"	DECIDUOUS
535	60"	DECIDUOUS
563	(1)4"/6"	DECIDUOUS
564	14"	DECIDUOUS
597	14"	DECIDUOUS
623	8"	EVERGREEN
624	(1)3–6"	DECIDUOUS
979	(2)6"	DECIDUOUS
980	10"	DECIDUOUS
983	9"	EVERGREEN
1029	(1)14"/16"	EVERGREEN
1030	(6)10"	DECIDUOUS
1031	(2)16"	DECIDUOUS
1052	12"	DECIDUOUS
1053	24"	DECIDUOUS
1065	(1)8"/10"	DECIDUOUS
1077	16"	EVERGREEN
1078	18"	EVERGREEN

IMPORTANT:

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PLAN VIEW
SCALE: 1"= 40'

0' 20' 40' 80'
SCALE IN FEET

Design	DESIGN	Survey	SURVEY
DWG. No.	K:\ACAD\13000\13028\XREF\0_SITE_13028_.DWG		
Date	3/30/2009	Drawn	DRAWN
Work Order No.	WORKORDER	Scale	#####

PERLIMINARY PLAN
FOR
McFALL SUBDIVISION
SHERWOOD OREGON
WASHINGTON COUNTY, OREGON

TENNESON ENGINEERING CORP.
CONSULTING ENGINEERS
3313 WEST SECOND STREET
THE DALLES, OREGON 97058
PH. 541-296-9177 FAX 541-296-6657

NOT FOR CONSTRUCTION

1"
IF THIS BAR IS NOT ONE INCH, THEN ADJUST SCALES ACCORDINGLY

REGISTERED PROFESSIONAL ENGINEER
56,141/PE
OREGON
JAN 15, 2002
KEVIN W. CHRISMAN
RENEWAL DATE: 12/31/09

PRELIMINARY

SHEET 2 2

Work Order No.
13028