

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

Jurisdiction:	<u>City of Sherwood</u>	Review Type:	<u>Tier 2 Analysis</u>
Site Address	<u>17433 SW Brookman Rd</u>	SPL Issue Date:	<u>May 11, 2020</u>
/ Location:	<u>Sherwood, OR 97140</u>	SPL Expiration Date:	<u>May 11, 2022</u>

Applicant Information:

Name NIKI MUNSON
 Company RIVERSIDE HOMES LLC
 Address 17933 NWEVERGREEN PKW #370
BEAVERTON, OR 97006
 Phone/Fax (503) 645-0986
 E-mail: nmunson@riversidehome.com

Owner Information:

Name LINDA & RICHARD SCOTT
 Company _____
 Address 17433 SW BROOKMAN RD
SHERWOOD OR 97140
 Phone/Fax _____
 E-mail: _____

Tax lot ID

3S1060000104

Development Activity

Riverside at Cedar Creek Residential Subdivision
(with right-of-way improvements)

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: Variable
 Vegetated Corridor Condition: Good

Post Development Site Conditions:

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

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 118,571

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>SW Brookman Road right-of-way, community trail, stormwater outfall (Permanent encroachment; Mitigation required)</u>	<u>15,234</u>
<u>Temporary grading and access (Temporary encroachment; Restoration and planting in-place required)</u>	<u>2,740</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site Replacement Mitigation</u>	<u>18,453/1:1.2</u>

Conditions Attached Development Figures Attached () 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 19-5, Chapter 3, as amended by R&O 19-22.
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 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. **If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond 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.**
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 that extend 35 feet from the break in slope, the width of Vegetated Corridors may be reduced to 15 feet wide if a stamped geotechnical report confirms that slope stability can be maintained with the reduced setback from the break in slope.
13. **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 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
14. **Removal of invasive non-native species by hand is required in all Vegetated Corridors rated ""good."" Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.**
15. 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 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
16. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management

Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

17. **Clean Water Services and/or City shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 19-5, Appendix A, as amended by R&O 19-22).**
18. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. 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.**
19. **Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.**
20. **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 the City or Clean Water Services.**

FINAL PLANS

21. **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.
22. **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).
23. **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.
24. 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.**

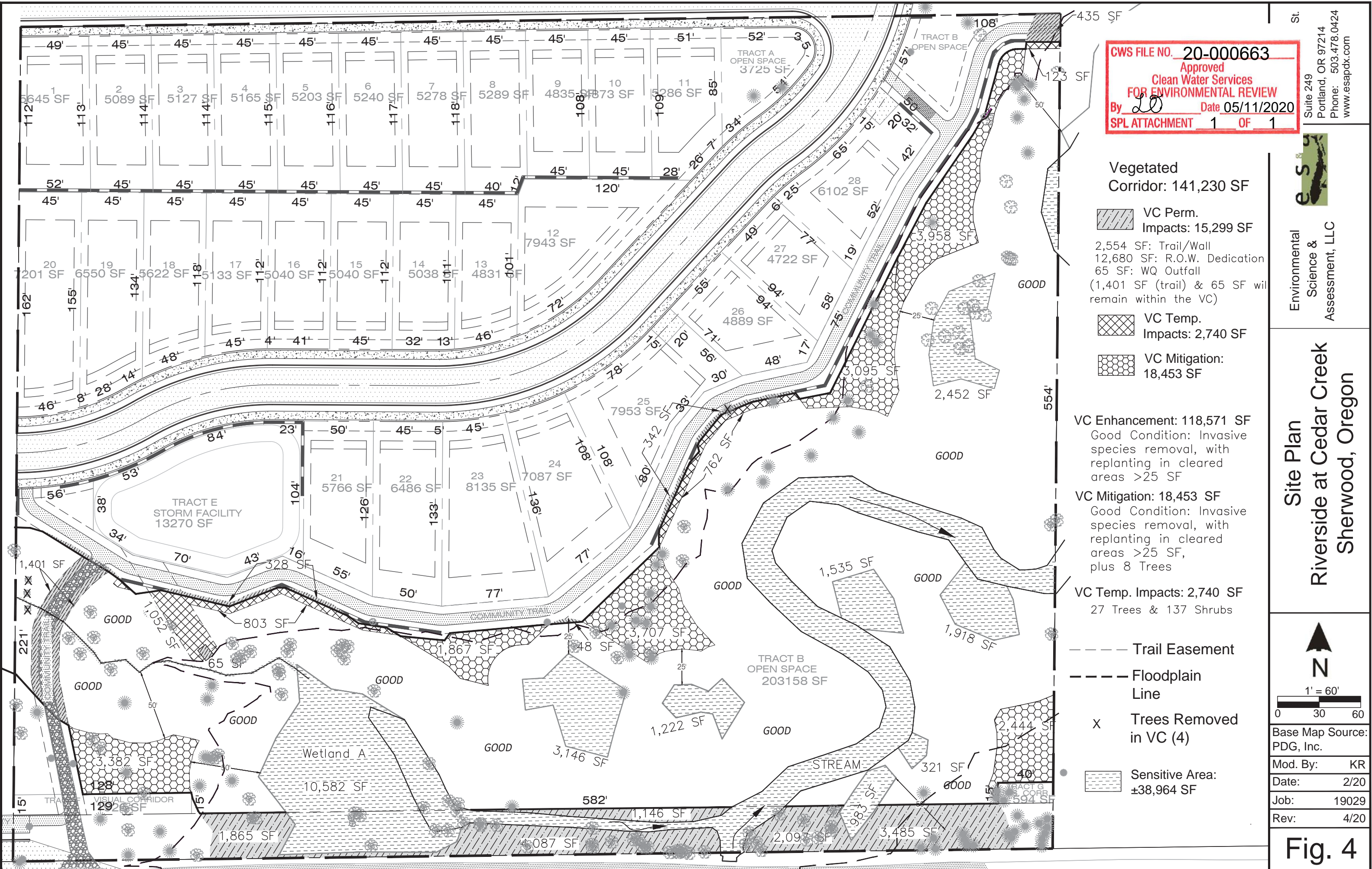
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

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



**Lindsey Obermiller
Environmental Plan Review**

Attachments (1)



CWS FILE NO. 20-000663
 Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By *LO* Date **05/11/2020**
SPL ATTACHMENT 1 OF 1

St. Suite 249
 Portland, OR 97214
 Phone: 503.478.0424
 www.esapdx.com



Environmental
 Science &
 Assessment, LLC

Site Plan
Riverside at Cedar Creek
Sherwood, Oregon

**Vegetated
 Corridor: 141,230 SF**

- VC Perm.
Impacts: 15,299 SF
- 2,554 SF: Trail/Wall
- 12,680 SF: R.O.W. Dedication
- 65 SF: WQ Outfall
(1,401 SF (trail) & 65 SF will remain within the VC)
- VC Temp.
Impacts: 2,740 SF
- VC Mitigation:
18,453 SF

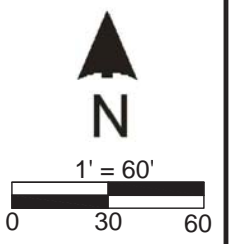
VC Enhancement: 118,571 SF
 Good Condition: Invasive species removal, with replanting in cleared areas >25 SF

VC Mitigation: 18,453 SF
 Good Condition: Invasive species removal, with replanting in cleared areas >25 SF, plus 8 Trees

VC Temp. Impacts: 2,740 SF
 27 Trees & 137 Shrubs

- Trail Easement
- Floodplain Line
- Trees Removed in VC (4)

Sensitive Area:
±38,964 SF



Base Map Source:	PDG, Inc.
Mod. By:	KR
Date:	2/20
Job:	19029
Rev:	4/20

Fig. 4