

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 20-001297

1. **Jurisdiction:** Sherwood

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): _____
TL 08000, 08100, 08200 of tax map 2S1E31AB;
TL 08200 tax map 2S1E31BA

OR Site Address: 22019 SW Pacific Highway

City, State, Zip: Sherwood, OR
 Nearest cross street: SW Parkway Ct and SW Meinecke Parkway

3. **Owner Information**

Name: _____
 Company: Senestraro Properties LLC
 Address: 17473 SW Parkway Ct
 City, State, Zip: Sherwood, OR 97140
 Phone/fax: _____
 Email: _____

4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
 Lot line adjustment Minor land partition
 Residential condominium Commercial condominium
 Residential subdivision Commercial subdivision
 Single lot commercial Multi lot commercial

Other _____

4. **Applicant Information**

Name: Sam Thomas
 Company: Lenity Architecture Inc.
 Address: 3150 Kettle Ct SE
 City, State, Zip: Salem, OR 97301
 Phone/fax: 503-314-2079
 Email: samt@lenityarchitecture.com

6. **Will the project involve any off-site work?** Yes No Unknown

Location and description of off-site work: _____

7. **Additional comments or information that may be needed to understand your project:** _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

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.

Print/type name Samuel A. Thomas

Print/type title Senior Land Use Specialist

Signature Samuel A. Thomas

Digitally signed by Samuel A. Thomas
 DN: cn=Samuel A. Thomas, o=Lenity Architecture, Inc., ou, email=samt@lenityarchitecture.com, c=US
 Date: 2020.05.07 16:02:00 -0700

Date 05/17/2020

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by 

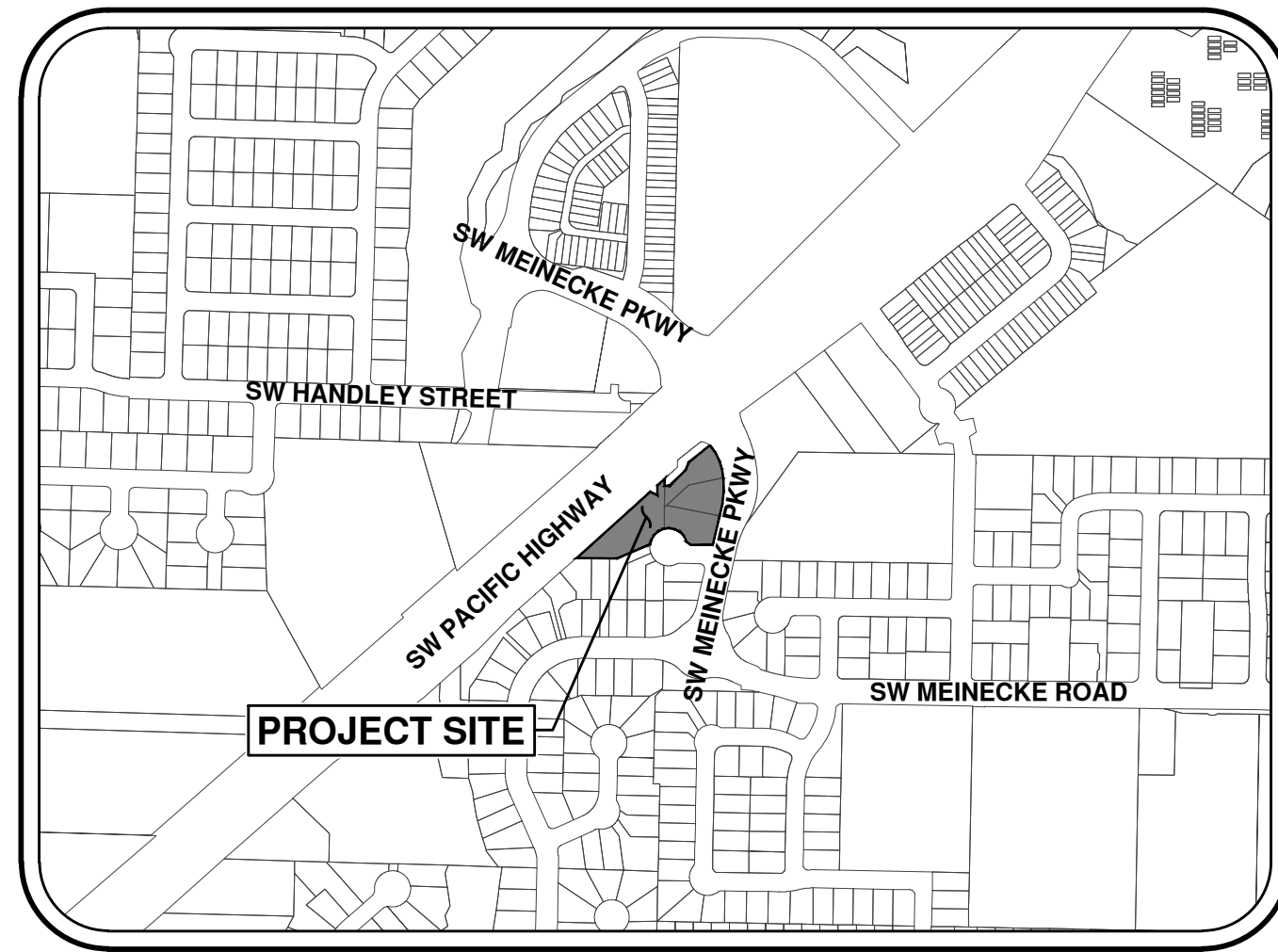
Date 5/21/2020

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

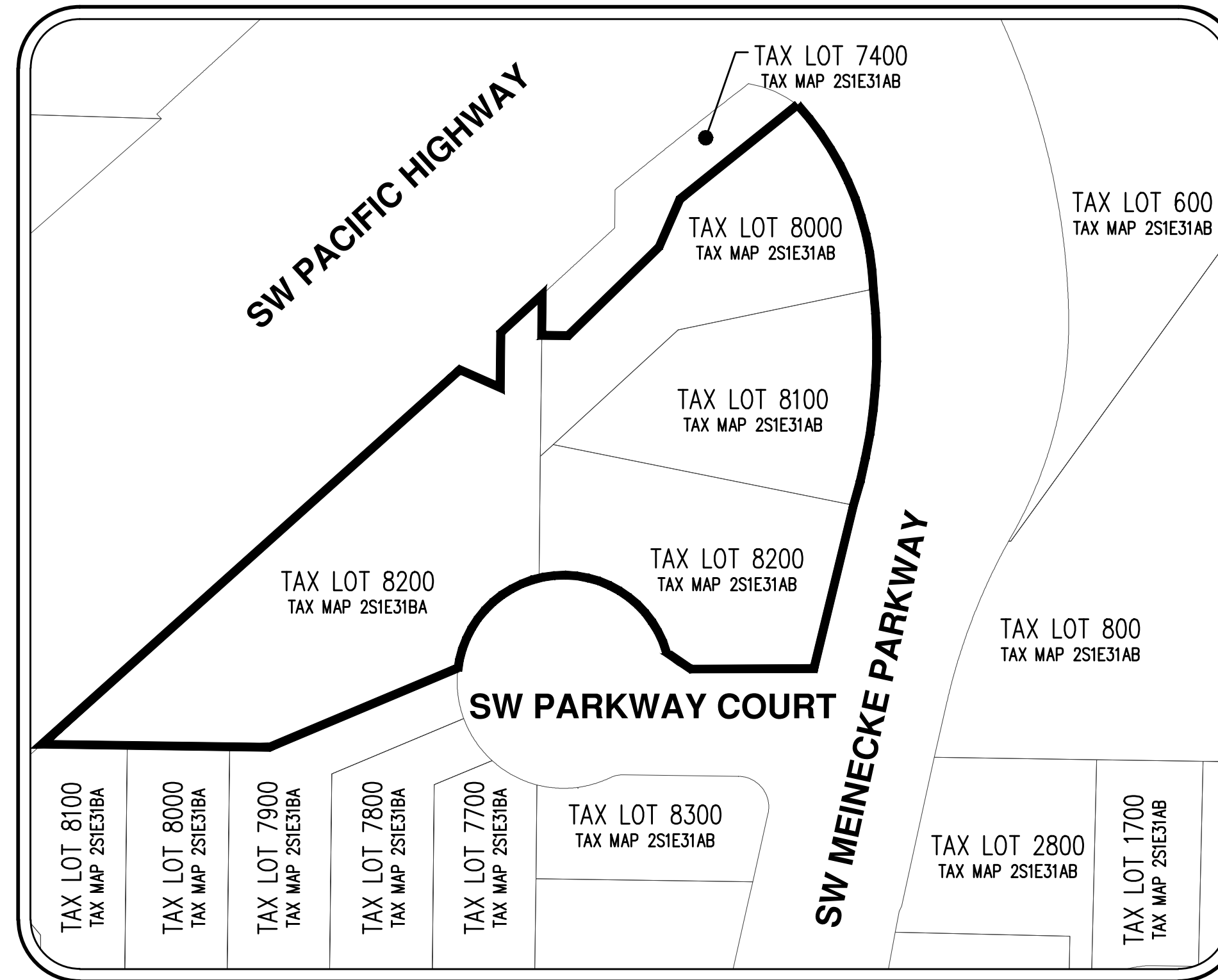
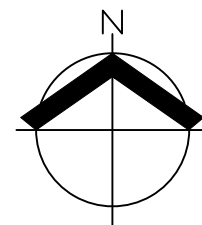
SENESTRARO FAMILY ORTHODONTICS

PRELIMINARY PLANS



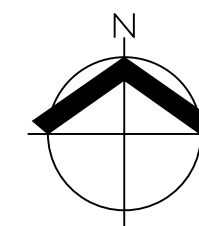
VICINITY MAP

NOT TO SCALE



SITE MAP

SCALE: 1" = 60'



SHEET INDEX

- P-01 COVER SHEET WITH VICINITY AND SITE MAPS
- P-02 EXISTING CONDITIONS PLAN
- P-03 PRELIMINARY TREE PRESERVATION AND DEMOLITION PLAN
- P-04 PRELIMINARY GRADING AND EROSION AND SEDIMENT CONTROL PLAN
- P-05 PRELIMINARY CIRCULATION AND DIMENSIONED SITE PLAN
- P-06 PRELIMINARY COMPOSITE UTILITY PLAN

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM DRAIN CLEAN OUT		
CONIFEROUS TREE			STORM DRAIN CATCH BASIN		
FIRE HYDRANT			STORM DRAIN AREA DRAIN		
WATER BLOWOFF			STORM DRAIN MANHOLE		
WATER METER			GAS METER		
WATER VALVE			GAS VALVE		
DOUBLE CHECK VALVE			GUY WIRE ANCHOR		
AIR RELEASE VALVE			UTILITY POLE		
SANITARY SEWER CLEAN OUT			POWER VAULT		
SANITARY SEWER MANHOLE			POWER JUNCTION BOX		
SIGN			POWER PEDESTAL		
STREET LIGHT			COMMUNICATIONS VAULT		
MAILBOX			COMMUNICATIONS JUNCTION BOX		
			COMMUNICATIONS RISER		

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM DRAIN LINE		
SANITARY SEWER LINE		
WATER LINE		

LAND USE PLANNING/ CIVIL ENGINEERING/ ARBORIST /SURVEYING FIRM

AKS ENGINEERING & FORESTRY, LLC
 CONTACT: JONATHON MORSE
 12965 SW HERMAN ROAD, SUITE 100
 TUALATIN, OR 97062
 PH: 503-563-6151
 EMAIL: JONM@AKS-ENG.COM

PROPERTY DESCRIPTION

TAX LOT 8000, 8100, AND 8200 WASHINGTON COUNTY ASSESSOR'S MAP 2 1E 31AB. LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.

PROPERTY LOCATION

22019 SW PACIFIC HIGHWAY, SHERWOOD, OREGON. LOCATED AT THE INTERSECTION OF SW PACIFIC HIGHWAY AND SW MEINECKE PARKWAY.

EXISTING LAND USE

PROJECT SITE IS CURRENTLY UNDEVELOPED.

PROJECT PURPOSE

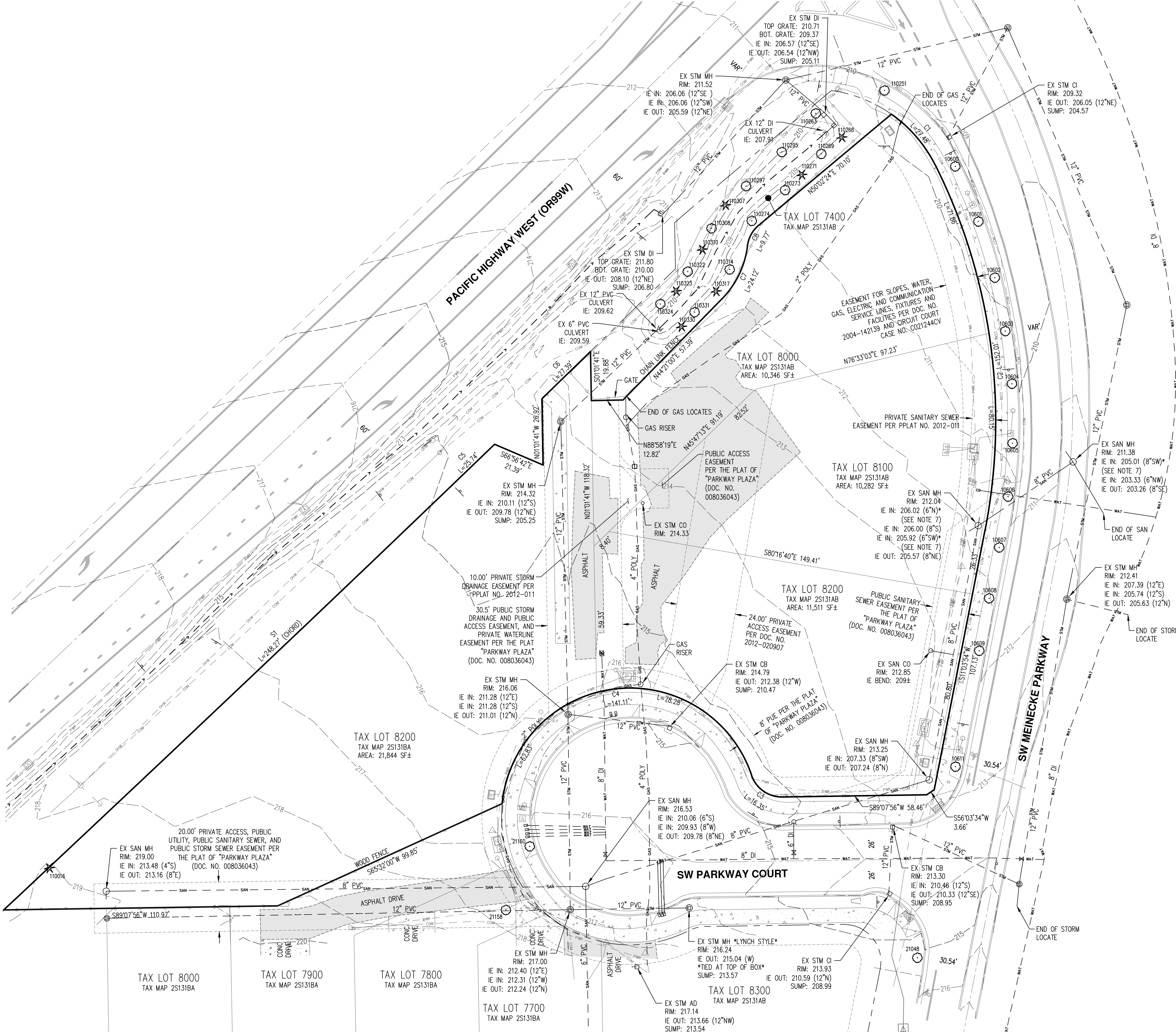
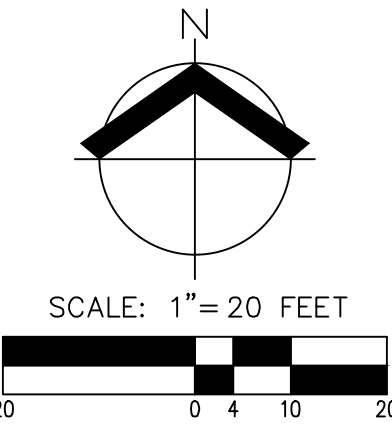
DEVELOPMENT OF PROJECT SITE FOR NEW MEDICAL OFFICE.

VERTICAL DATUM

ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP NEAR THE INTERSECTION OF HIGHWAY 99W AND N. SHERWOOD BOULEVARD IN THE CHEVRON GAS STATION PARKING LOT. THE ELEVATION OF THE BENCHMARK IS 213.90 FEET (NAVD 88).



RENEWAL DATE: 12/31/20
 JOB NUMBER: 6946
 DATE: 05/01/2020
 DESIGNED BY: GSH
 DRAWN BY: GSH & APC
 CHECKED BY: JMM



NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 20050984, 20050989, AND 20050996. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED MARCH 2005, APRIL 2009, AND UPDATED ON MARCH 04, 2020.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON A 2" DIAMETER BRASS CAP NEAR THE INTERSECTION OF HIGHWAY 99W AND N. SHERWOOD BOULEVARD IN THE CHEVRON GAS STATION PARKING LOT. THE ELEVATION OF THE BENCHMARK IS 213.90 FEET (NAVD 88).
- THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- SANITARY SEWER IE VALUES DENOTED WITH AN ASTERISK WERE TIED DURING FIELD VISIT AND IDENTIFIED AS STUBBED SERVICE LINES PER CITY OF SHERWOOD GIS UTILITY MAP.

SPIRAL TABLE			
SPIRAL	INFORMATION	LENGTH	CHORD
S1	400.00' SP S=0°48' o=0.01	248.27'	N46°32'18"E 248.27'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	55.74'	281°4'33"	27.48'	S40°43'02"E 27.20'
C2	231.27'	37°39'35"	152.01'	S7°45'53"E 149.29'
C3	13.00'	72°0'47"	16.35'	N54°49'41"W 15.30'
C4	52.00'	155°28'58"	141.11'	S83°28'14"W 101.63'
C5	14383.94'	0°06'09"	25.74'	N46°05'41"E 25.74'
C6	14383.94'	0°06'33"	27.39'	N45°52'57"E 27.39'
C7	37.00'	37°21'19"	24.12'	N25°40'20"E 23.70'
C8	13.00'	43°02'45"	9.77'	N28°31'03"E 9.54'

EXISTING CONDITIONS PLAN

**SENESTRARO FAMILY ORTHODONTICS
 SHERWOOD, OREGON**

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 11, 2005
 ROBERT D. RETTIG
 60124LS
 RENEWS: 12/31/20

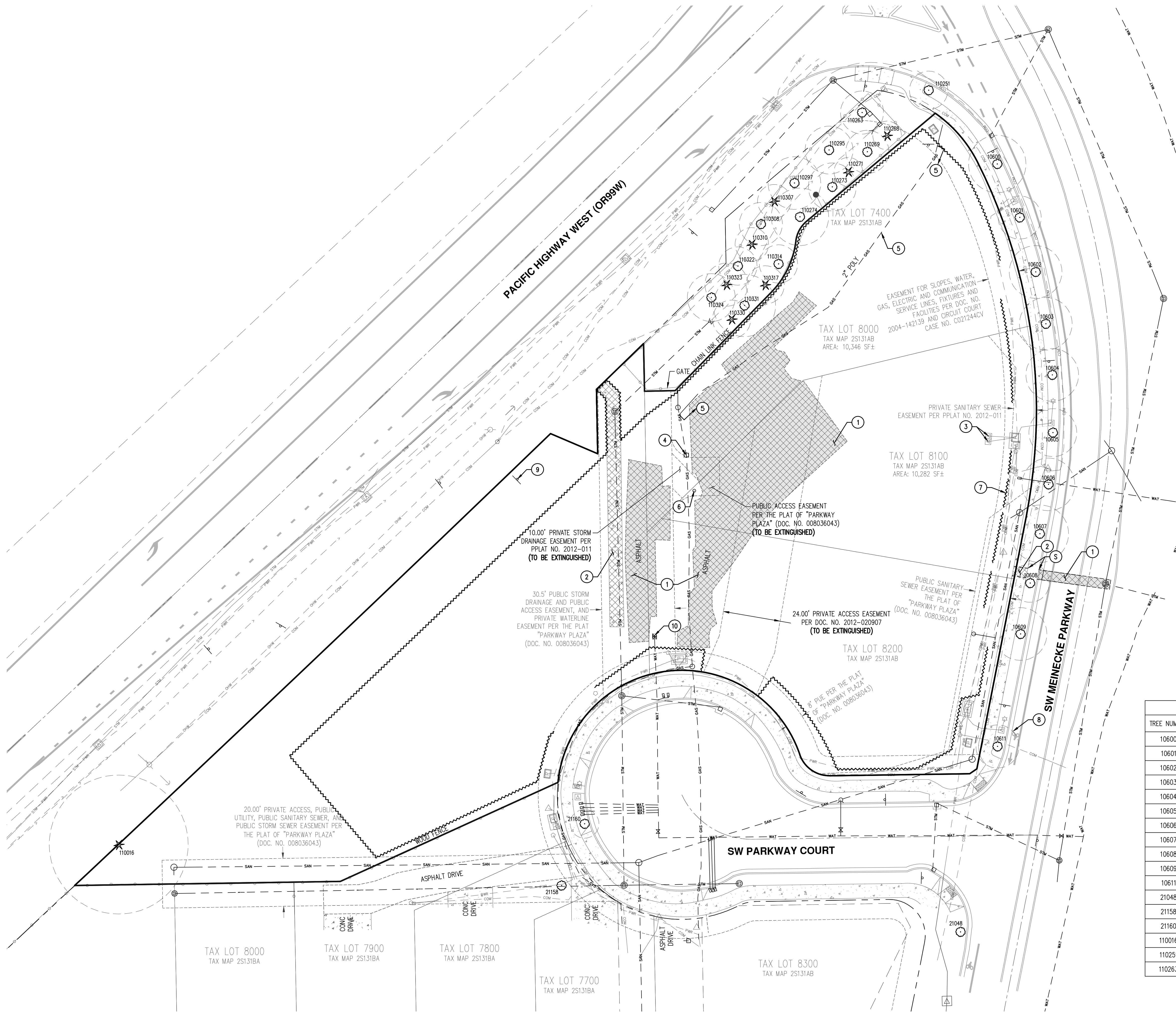
JOB NUMBER: 6946
 DATE: 4/21/2020
 DESIGNED BY:
 DRAWN BY: MTB
 CHECKED BY: RDR

PRELIMINARY TREE PRESERVATION AND DEMOLITION PLAN

**SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON**



RENEWAL DATE: 12/31/20
JOB NUMBER: 6946
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DESIGNED BY: GSH
DRAWN BY: GSH & APC
CHECKED BY: JMM



LEGEND:

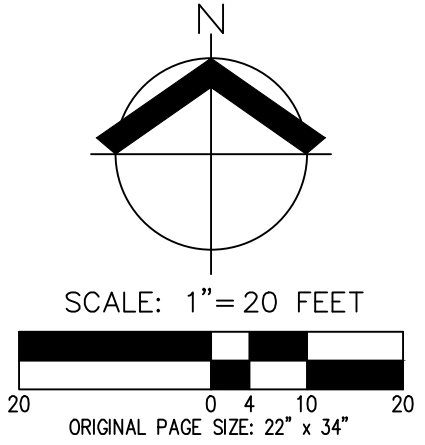
EXISTING AC/CONCRETE PAVEMENT TO BE REMOVED

KEYED DEMOLITION NOTES:

- S. SAWCUT LINE (TYP)
- EXISTING AC PAVEMENT TO BE REMOVED
 - EXISTING SIDEWALK TO BE REMOVED
 - RELOCATE EXISTING POWER STRUCTURE
 - RELOCATE EXISTING GAS STRUCTURE
 - CAP AND REMOVE EXISTING 2" GAS MAIN
 - EXISTING STORM CLEANOUT TO BE ABANDONED
 - TREE PROTECTION/ORANGE CONSTRUCTION FENCING
 - TREE DRIP LINE (TYP)
 - REMOVE EXISTING "FOR SALE" SIGN
 - REMOVE/RELOCATE EXISTING WATER VALVE

TREE PRESERVATION AND REMOVAL NOTES:

- EXISTING TREES TO BE PRESERVED AND NO TREE REMOVAL PROPOSED AS PART OF THIS PROJECT AT THIS TIME.
- NO TREES EXIST ONSITE.



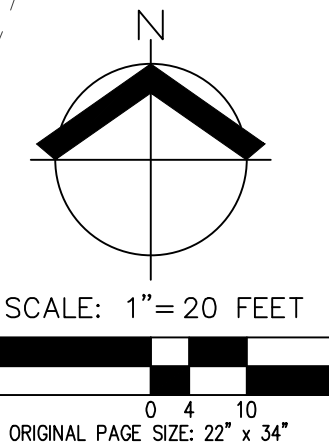
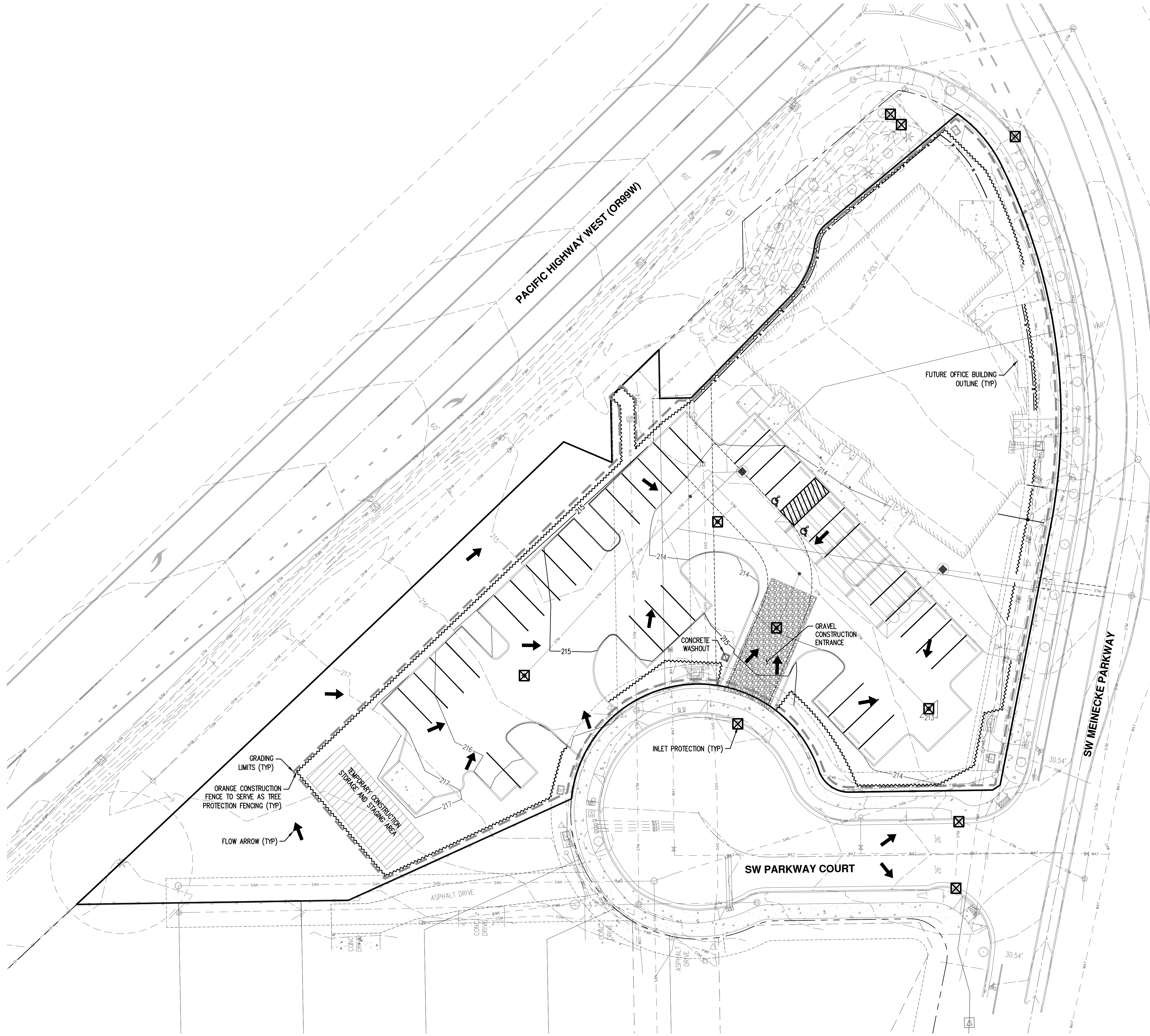
TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10600	DECIDUOUS	12
10601	DECIDUOUS	9
10602	DECIDUOUS	11
10603	DECIDUOUS	11
10604	DECIDUOUS	11
10605	DECIDUOUS	10
10606	DECIDUOUS	11
10607	DECIDUOUS	12
10608	DECIDUOUS	8
10609	DECIDUOUS	11
10611	DECIDUOUS	9
21048	DECIDUOUS	11
21158	DECIDUOUS	6
21160	DECIDUOUS	6
110016	CONIFEROUS	29
110251	DECIDUOUS	8
110263	DECIDUOUS	9

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
110268	CONIFEROUS	6
110269	DECIDUOUS	9
110271	CONIFEROUS	6
110273	DECIDUOUS	10
110274	DECIDUOUS	12
110295	DECIDUOUS	10
110297	DECIDUOUS	11
110307	CONIFEROUS	7
110308	DECIDUOUS	9
110310	CONIFEROUS	7
110314	DECIDUOUS	8
110317	CONIFEROUS	8
110322	DECIDUOUS	8
110323	CONIFEROUS	9
110324	DECIDUOUS	10
110330	CONIFEROUS	8
110331	DECIDUOUS	13

**PRELIMINARY GRADING AND EROSION AND
 SEDIMENT CONTROL PLAN
 SENESTRARO FAMILY ORTHODONTICS
 SHERWOOD, OREGON**



RENEWAL DATE: 12/31/20
 JOB NUMBER: 6946
 DATE: 05/01/2020
 DESIGNED BY: GSH
 DRAWN BY: GSH & APC
 CHECKED BY: JMM



LEGEND

EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	
FINISHED GRADE CONTOUR (1 FT)	
FINISHED GRADE CONTOUR (5 FT)	
SEDIMENT FENCE	
INLET PROTECTION (TYP)	
CONCRETE WASHOUT AREA	
TREE ROOT ZONE (TYP)	
DRAINAGE FLOW DIRECTION	
GRAVEL CONSTRUCTION ENTRANCE	
GRADING LIMITS	
ORANGE CONSTRUCTION FENCE/TREE PROTECTION	

PRELIMINARY CIRCULATION AND DIMENSIONED SITE PLAN

**SENESTRARO FAMILY ORTHODONTICS
 SHERWOOD, OREGON**



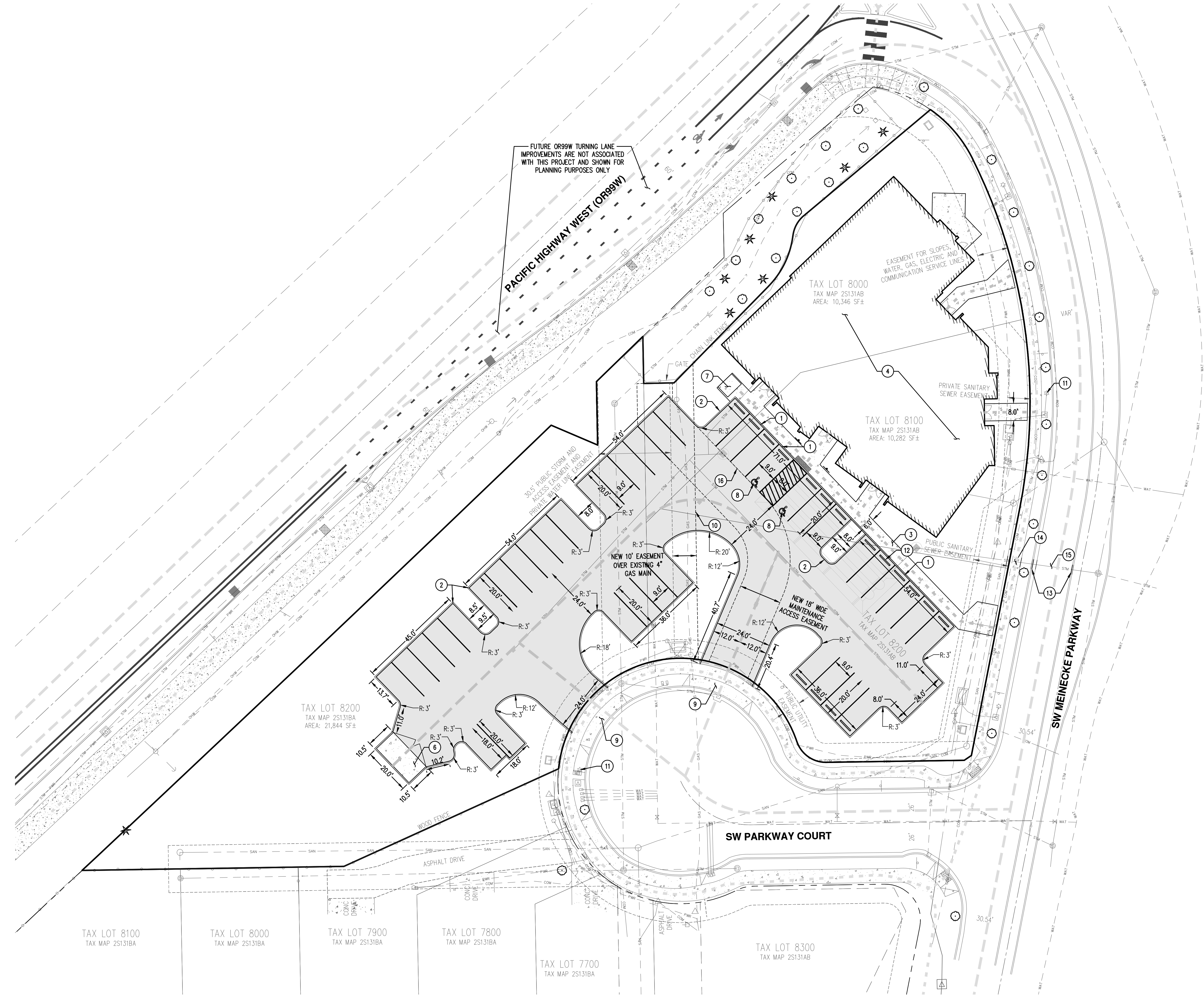
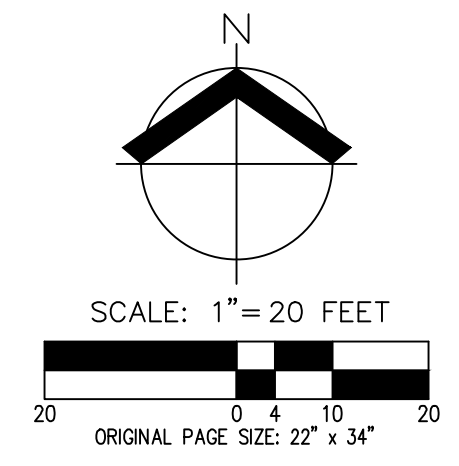
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- KEYED NOTES:**
1. NEW ZERO EXPOSURE CURB
 2. NEW STANDARD CURB
 3. NEW CONCRETE SIDEWALK
 4. NEW OFFICE BUILDING
 5. NEW PARKING STALL PAVEMENT MARKING (TYP)
 6. NEW TRASH ENCLOSURE AREA
 7. NEW BICYCLE PARKING AREA
 8. NEW ADA COMPLIANT PARKING STALL
 9. EXISTING DRIVEWAY APPROACH DROP TO BE UTILIZED FOR SITE ACCESS
 10. NEW EASEMENT OVER EXISTING 4" GAS MAIN
 11. EXISTING STREET LIGHT (TYP)
 12. NEW WHEEL STOP (TYP)
 13. CURB REPAIR FOR NEW UTILITY INSTALLATION
 14. SIDEWALK REPAIR FOR NEW UTILITY INSTALLATION
 15. PAVEMENT REPAIR FOR NEW UTILITY INSTALLATION
 16. NEW ACCESS EASEMENT TO EXISTING STORMWATER FACILITY.

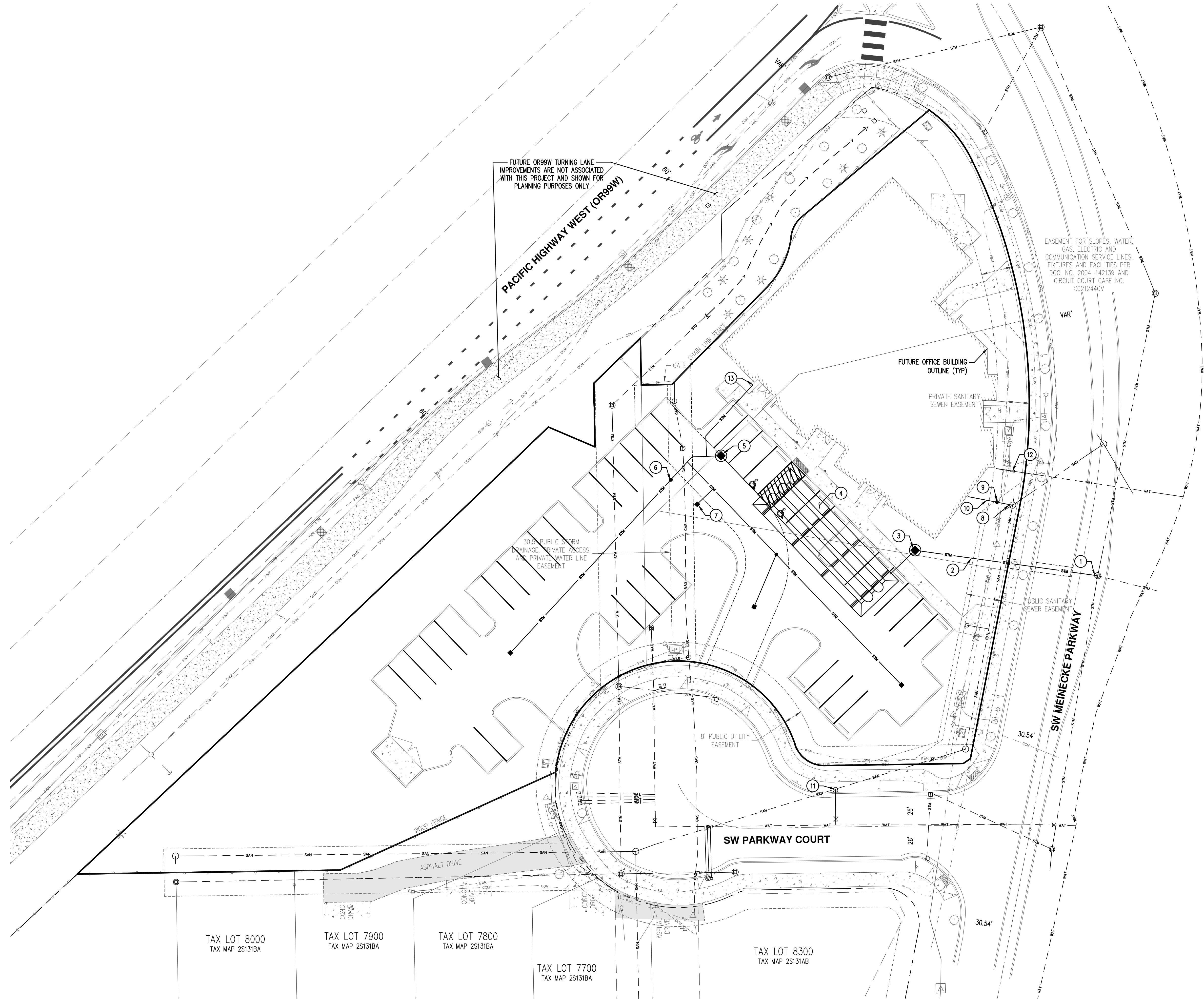
LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- EXISTING PEDESTRIAN CIRCULATION ROUTE
- PROPOSED PEDESTRIAN CIRCULATION ROUTE
- EXISTING VEHICULAR CIRCULATION ROUTE
- PROPOSED VEHICULAR CIRCULATION ROUTE

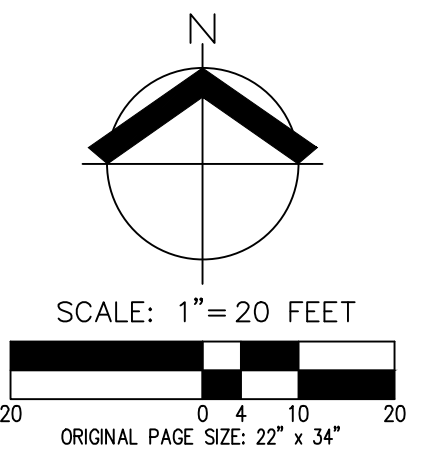
NOTE: EXISTING PEDESTRIAN AND VEHICULAR CIRCULATION ROUTES SHOWN AS PART OF FUTURE OR99W TURNING LANE IMPROVEMENTS ARE NOT ASSOCIATED WITH THIS PROJECT AND ARE FOR PLANNING PURPOSES ONLY.



AKS DRAWING FILE: 6946 UTILITY.DWG LAYOUT: UTILITY



- KEYED NOTES:**
1. NEW CONNECTION TO EXISTING STORM MANHOLE
 2. NEW STORMWATER CONVEYANCE PIPE (TYP)
 3. NEW STORMWATER FLOW CONTROL MANHOLE
 4. NEW SUBSURFACE STORMWATER DETENTION SYSTEM
 5. NEW WATER QUALITY MANHOLE
 6. NEW CLEANOUT (TYP)
 7. NEW AREA DRAIN (TYP)
 8. SANITARY SEWER SERVICE CONNECTION TO EXISTING MANHOLE AT EXISTING STUB
 9. NEW SANITARY SEWER CLEANOUT (TYP)
 10. NEW SANITARY SEWER LATERAL
 11. EXISTING FIRE HYDRANT
 12. EXISTING WATER METER TO BE UTILIZED BY NEW BUILDING
 13. NEW BUILDING ROOF DRAIN STUB TO STORMWATER COLLECTION SYSTEM



PRELIMINARY COMPOSITE UTILITY PLAN

**SENESTRARO FAMILY ORTHODONTICS
SHERWOOD, OREGON**

AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD., STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

REGISTERED PROFESSIONAL ENGINEER
79222
MAY 12, 2015
MATTHEW M. MORSE

RENEWAL DATE: 12/31/20

JOB NUMBER: 6946

DATE: 05/01/2020

DESIGNED BY: GSH

DRAWN BY: GSH & APC

CHECKED BY: JMM