

# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 21-002160

**1. Jurisdiction:** Sherwood

**2. Property Information** (example: 1S234AB01400)  
 Tax lot ID(s): \_\_\_\_\_  
2S129A001900

**OR Site Address:** 20737 SW Olds Place  
 City, State, Zip: Sherwood, OR, 97140  
 Nearest cross street: Olds Place

**3. Owner Information**  
 Name: Brian Butterfield  
 Company: Green Ridge Solar  
 Address: \_\_\_\_\_  
 City, State, Zip: Portland, OR, 97213  
 Phone/fax: 5033951943  
 Email: brian@greenridgesolar.com

**4. Applicant Information**  
 Name: Jason Havelka  
 Company: Summit Engineering LLC  
 Address: 30 E 33rd St, #50322  
 City, State, Zip: Eugene, OR, 97405  
 Phone/fax: 5039972808  
 Email: jason@summitengineeringllc.com

**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 \_\_\_\_\_

**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:** \_\_\_\_\_  
Only work not on property is installation of new driveways in right of way.

**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 Jason Havelka      Print/type title \_\_\_\_\_  
 Signature ONLINE SUBMITTAL      Date 7/16/2021

## 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.

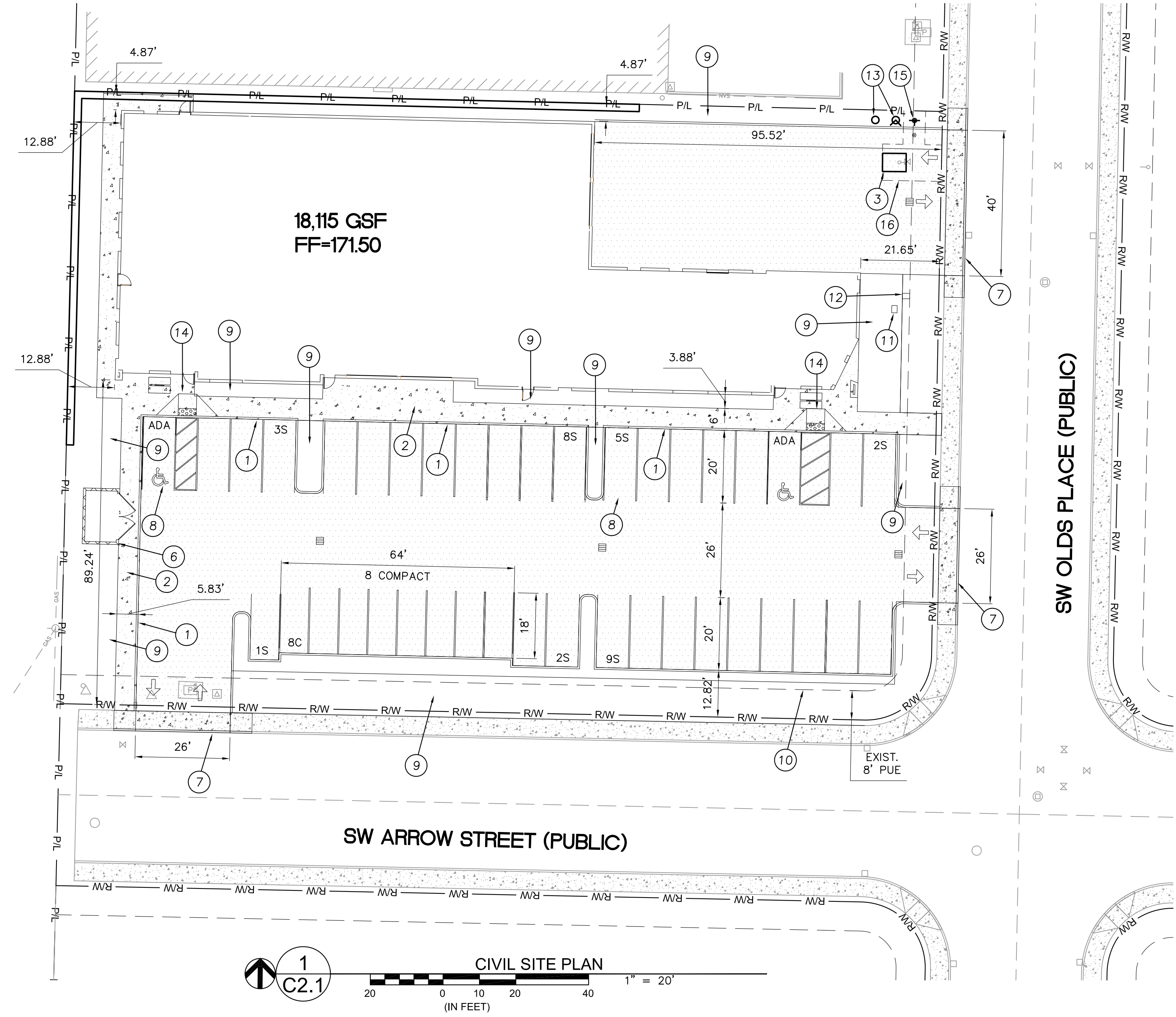
Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently 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 Danelle Peterson      Date 08/23/2021  
 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



**LEGEND**

<b>PROPOSED:</b>	
	ASPHALT PAVING
	DRIVEWAY, CONCRETE PADS AND SIDEWALK
	CATCH BASIN
	WATER METER
	WATER VAULT
	FDC
	6" VERTICAL CURB
	RETAINING WALL, SEE C2.2
<b>EXISTING:</b>	
	EXISTING EDGE OF PAVEMENT
	STORM SEWER MANHOLE
	STORM SEWER LINE
	CATCH BASIN
	WATER METER
	WATER LINE
	WATER VALVE
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	POWER VAULT
	POWER JUNCTION BOX
	COMMUNICATIONS JUNCTION BOX
	GAS LINE
	UNDERGROUND COMMUNICATIONS LINE
	RIGHT OF WAY
	PROPERTY LINE

**SITE DATA**

SITE AREA	40,070 SF
LANDSCAPE AREA	6,844 SF (17.1%)
ASPHALT PARKING	13,765 SF
ASPHALT AT TRUCK COURT	3,813 SF
BUILDING FOOT PRINT	11,971 SF

<b>VEHICLE PARKING SPACES</b>	
STANDARD	30 SPACES
ADA	2 SPACES
COMPACT	8 SPACES
TOTAL PROVIDED	40 SPACES
TOTAL REQUIRED	40 SPACES
BICYCLE SPACES PROVIDED	4 SPACES
BICYCLE SPACES REQUIRED	3 SPACES

**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SHERWOOD, THE CURRENT EDITION OF THE OREGON SPECIALTY PLUMBING CODE, AND THE INTERNATIONAL BUILDING CODE. ALL WORK IN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
- EXCAVATION: EXCAVATE FOR SLABS, PAVING AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATORS MUST COMPLY WITH ORS 757.541 THROUGH 757.571; EXCAVATORS SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EFFECTIVE EROSION CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING WES STANDARDS. THE GOVERNING JURISDICTION SHALL, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL. REFER TO WES STANDARDS AND EROSION CONTROL PLAN.
- CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISHED GRADES, AND COORDINATE CONSTRUCTION AROUND EXISTING UTILITIES WITH UTILITY PROVIDERS.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES NOT SHOWN FOR REMOVAL. DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR WITH CONTRACTOR'S OWN RESOURCES.
- THE BUILDING OUTLINE SHOWN ON THIS PLAN IS SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION, WHETHER MEASURING, STAKING OR OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL MEASUREMENTS, DIMENSIONS, OUTLINE AND FEATURES.
- PAVING, FOUNDATIONS, SITE PREPARATION, CLEARING, GRADING, GRUBBING, SUBGRADE PREPARATION, ETC. BY OTHERS.
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY DONE BY AKS ENGINEERING AND FORESTRY DATED 06/18/2021, AND IS SHOWN FOR REFERENCE ONLY. SUMMIT ENGINEERING HAS NOT VERIFIED ANY INFORMATION SHOWN ON THE PLANS AND MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION SHOWN. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH THEIR OWN RESOURCES PRIOR TO THE START OF ANY CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ENGINEER OF ANY DISCREPANCIES WITH THE SITE WITH RESPECT TO ANY ELEMENT SHOWN ON THESE PLANS.

**CONSTRUCTION NOTES**

- 6" VERTICAL CURB.
- CONCRETE SIDEWALK.
- BACKFLOW PREVENTION IN VAULT PER UTILITY PLAN.
- FIRE TRUCK/ENGINE TURN RADII.
- BIKE PARKING PER ARCH.
- TRASH ENCLOSURE PER ARCH.
- REMOVE EXISTING CURB AND SIDEWALK. INSTALL CITY STANDARD CONCRETE DRIVEWAY PER RD-42.
- ADA PARKING SPACE.
- LANDSCAPE AREA, SEE LANDSCAPING PLANS.
- EXISTING PUBLIC UTILITY EASEMENT.
- IRRIGATION POINT OF CONNECTION, SEE UTILITY PLAN.
- WATER METER, SEE UTILITY PLAN.
- FDC AND PIV, SEE UTILITY PLAN.
- ADA CURB RAMP.
- FIRE HYDRANT, SEE UTILITY PLAN.
- NEW UTILITY EASEMENT FOR BACKFLOW PREVENTION VAULT AND HYDRANT.

Client  
Inkbuilt Architecture

Project  
Green Ridge Solar  
20737 SW Olds Place  
Sherwood, OR

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SUMMIT ENGINEERING LLC  
THESE DRAWINGS ARE THE  
PROPERTY OF SUMMIT ENGINEERING  
LLC AND ARE NOT TO BE USED OR  
REPRODUCED IN ANY MANNER,  
WITHOUT PRIOR WRITTEN  
AUTHORIZATION.

REVISION SCHEDULE:  
REVISION DELTA ISSUE DATE

SHEET TITLE:  
**CIVIL  
SITE PLAN**

DRAWN BY: JMH  
APPROVED BY: JMH

SHEET:

**C2.1**

JOB NO.:

DR SUBMITTAL - JULY 2021

20-026