

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: City of Sherwood **Review Type:** Tier 2 Analysis
Site Address / Location: 15665 SW Willamette ST **SPL Issue Date:** December 28, 2021
Sherwood, OR 97140 **SPL Expiration Date:** December 28, 2023

Applicant Information:

Name: KYLE WOODLEY
Company: EDGE DEVELOPMENT
2233 NE 23RD AVE STE 100
Address: PORTLAND OR 97210
Phone/Fax: (503) 292-7733
E-mail: kyle@edgedevelop.com

Owner Information:

Name: ESTATE OF KAY FRANCES STRONG-ELTON & AARON ELTON
Company: ESTATE OF KAY FRANCES STRONG-ELTON & AARON ELTON
Address: 2541 E GALA ST STE 310
MERIDIAN ID 83642
Phone/Fax: _____
E-mail: _____

Tax lot ID

2S132BD00400

Development Activity

Sherwood Oldtown Apartments

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 50
 Vegetated Corridor Condition: Marginal

Post Development Site Conditions:

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

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: _____

Encroachments into Pre-Development Vegetated Corridor:

| | |
|--|-----------------|
| Type and location of Encroachment: | Square Footage: |
| <u>Apartments, parking, stormwater treatment (Permanent Encroachment; Mitigation Required)</u> | <u>21,040</u> |
| _____ | _____ |
| _____ | _____ |

Mitigation Requirements:

| | |
|---|--------------------|
| Type/Location | Sq. Ft./Ratio/Cost |
| <u>Per R&O 13-12 Mitigation for Vegetated Corridor Impacts Associated with Wetland Fill is met with Purchase of Wetland Mitigation Bank Credits</u> | <u>21,040</u> |
| _____ | _____ |
| _____ | _____ |

Conditions Attached Development Figures Attached (2) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. **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.**
2. 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.
3. Prior to any 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.
4. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
5. 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.
6. **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.**

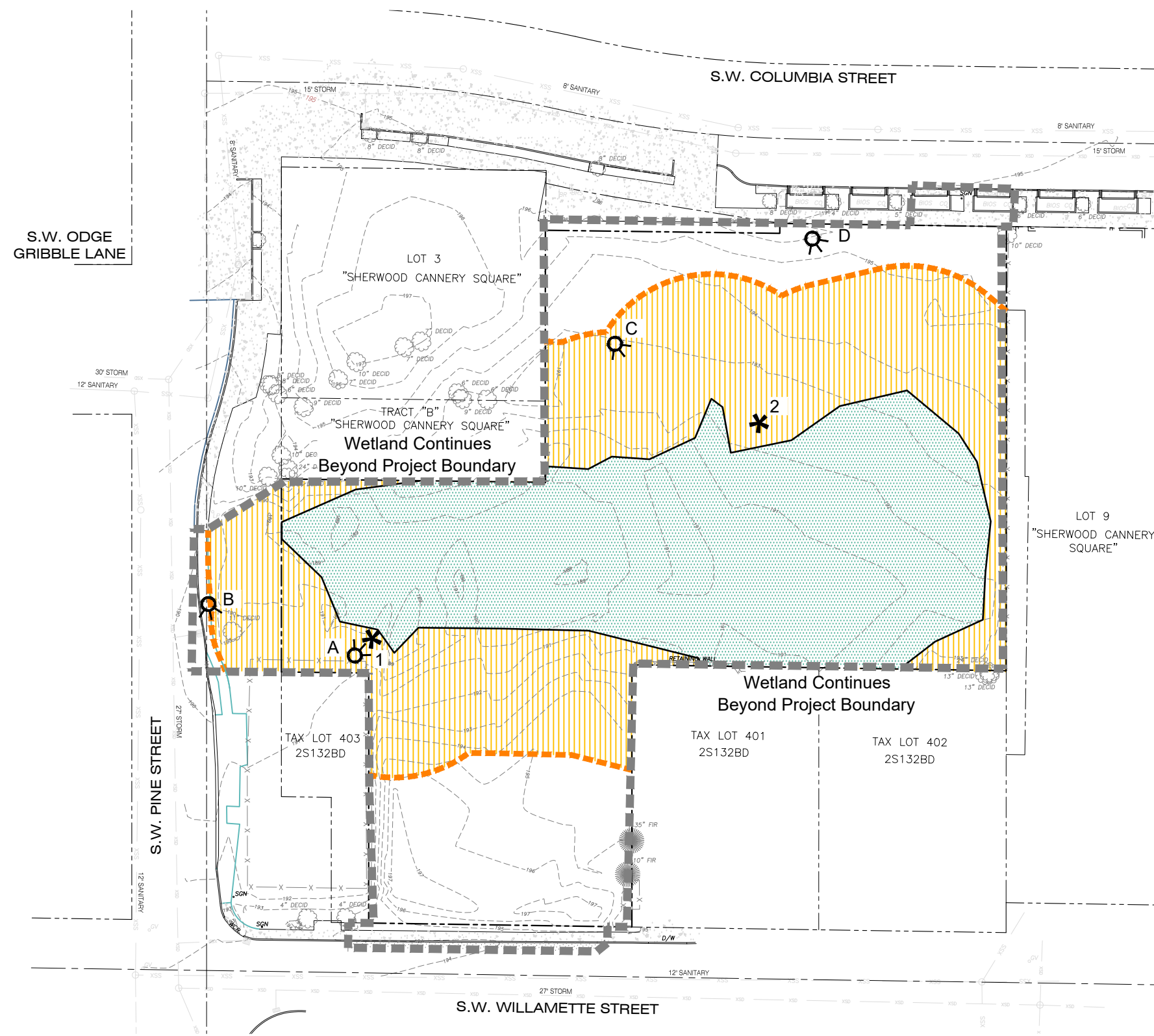
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3667 with any questions.



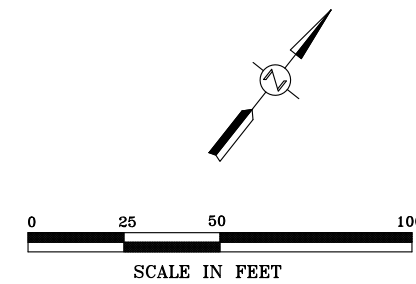
**Stacy Benjamin
Environmental Plan Review**

Attachments (2)



LEGEND

- Project Area Boundary
- ▨ Wetland
- Vegetated Corridor
- * Vegetation Sample Point
- ⊙ Vegetated Corridor Photo Point
- ▨ Plant Community A (Marginal Condition)
(21,040 sf / 0.48 ac)
- - - Tax Lot Line



CWS FILE NO. 21-002995
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 12/28/2021
 SPL ATTACHMENT 1 OF 2



Survey Provided By
 Caswell/Hertel Surveyors Inc., Dated April 12, 2021.
 Survey is sub-centimeter.
 Wetlands were surveyed by PHS using a Trimble Geo7x
 GPS unit with submeter accuracy.

Vegetated Corridor Plant Community
 Sherwood Oldtown Apartments - Sherwood, Oregon

FIGURE
3

11-5-2021

CONSTRUCTION NOTES

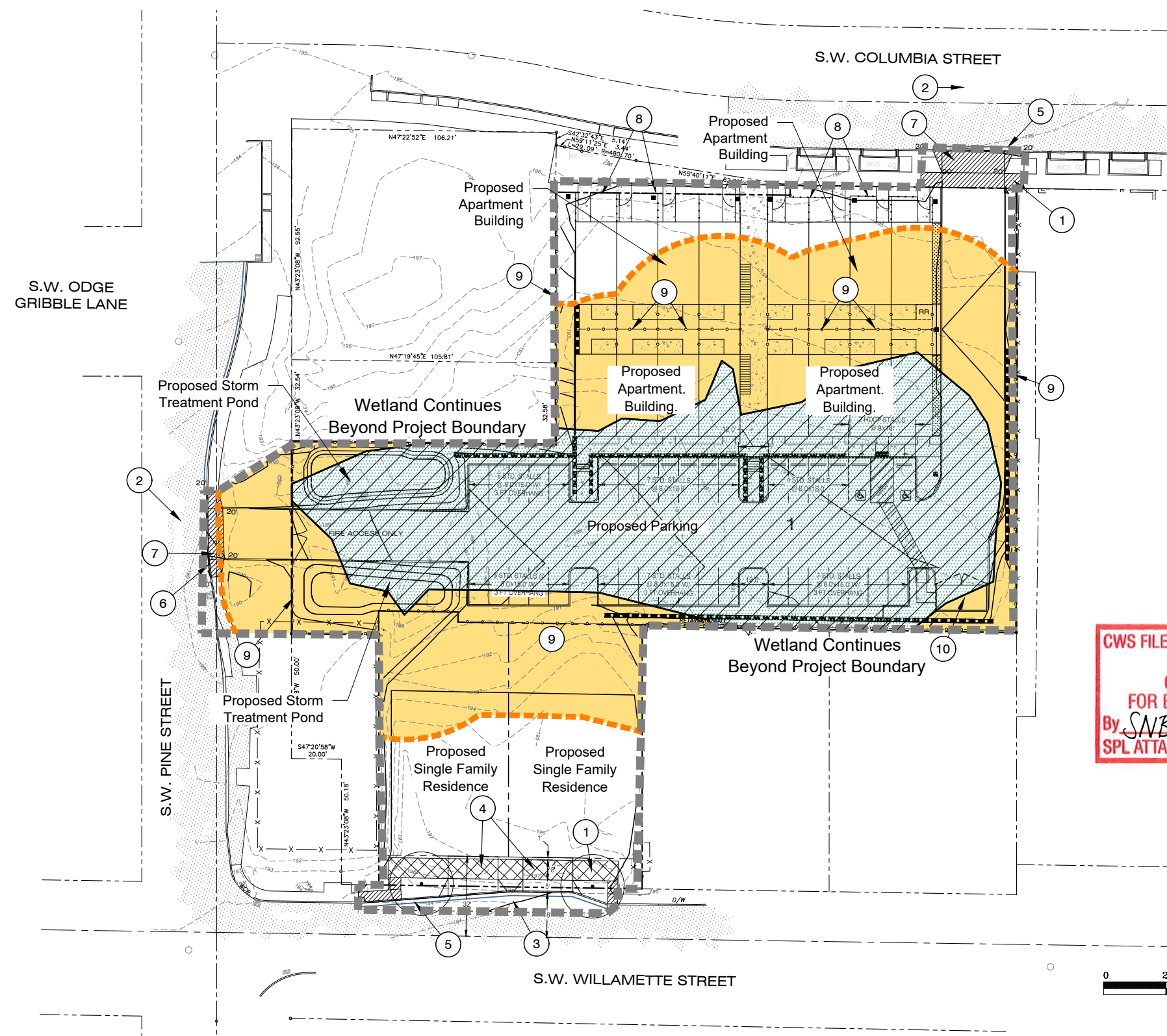
- ① CONSTRUCT CONCRETE SIDEWALK WITH PLANTER STRIP.
- ② PROPOSED ASPHALT PAVEMENT TRENCH PATCH.
- ③ PROPOSED LOCAL STREET ASPHALT PAVEMENT SECTION.
- ④ INSTALL RESIDENTIAL DRIVEWAY
- ⑤ INSTALL CONCRETE CURB AND GUTTER.
- ⑥ INSTALL CONCRETE STANDARD CURB.
- ⑦ INSTALL COMMERCIAL DRIVEWAY.
- ⑧ PROPOSED 3-FOOT TALL METAL FENCE.
- ⑨ PROPOSED 6-FOOT TALL WOOD FENCE.
- ⑩ INSTALL 10' X 20' SOLID WASTE COLLECTION AREA.

LEGEND

- ■ ■ ■ Project Area Boundary
- ▨ Wetland (20,853 sf / 0.48 ac)
- ▨ Wetland Impact (20,853 sf / 0.48 ac)
- - - - Vegetated Corridor
- Vegetated Corridor Encroachment (21,040 sf / 0.48 ac)
- - - - Tax Lot Line

NOTE:
Vegetated Corridor Encroachments will be mitigated through Credit purchase at DSL/COE Approved Wetland Mitigation Bank

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SPL ATTACHMENT 2 OF 2



Plan Provided by Pioneer Design Group

Proposed Site Development Plan, Vegetated Corridor Encroachment and Wetland Impact
 Sherwood Oldtown Apartments - Sherwood, Oregon

FIGURE 4

11-5-2021