



CWS File Number

AMENDED Service Provider Letter

20-001006

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>No Impact</u>
		SPL Original Date:	<u>June 8, 2021</u>
Site Address / Location:	<u>21600 SW Oregon ST</u> <u>Sherwood, OR 97140</u>	SPL Amendment Date:	<u>October 20, 2022</u>
		SPL Expiration Date:	<u>October 19, 2024</u>

Applicant Information:		Owner Information:	
Name	<u>JENNIFER KIMURA</u>	Name	<u>JOHN NIEMEYER</u>
Company	<u>VLMK ENGINEERING + DESIGN</u> <u>3933 SW KELLY AVE</u>	Company	<u></u>
Address	<u>PORTLAND OR 97239</u>	Address	<u></u>
Phone/Fax	<u>(503) 222-4453</u>	Phone/Fax	<u></u>
E-mail:	<u>jenniferk@vlmk.com</u>	E-mail:	<u></u>

Tax lot ID	Development Activity
<u>2S128C000600</u>	<u>Sherwood Commerce Center</u>
<u>2S1330000401, 2500</u>	<u>Off-site Improvements</u>

Pre-Development Site Conditions:	Post Development Site Conditions:
Sensitive Area Present: <input type="checkbox"/> On-Site <input checked="" type="checkbox"/> Off-Site	Sensitive Area Present: <input type="checkbox"/> On-Site <input checked="" type="checkbox"/> Off-Site
Vegetated Corridor Width: <u>50</u>	Vegetated Corridor Width: <u>50</u>
Vegetated Corridor Condition: <u>Marginal</u>	

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>No VC Encroachment</u>	<u>0</u>
<u></u>	<u></u>
<u></u>	<u></u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>No Mitigation</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

Conditions Attached Development Figures Attached (6) 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. **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.**
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. 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.

Stacy Benjamin

**Stacy Benjamin
Environmental Plan Review**

Attachments (6)

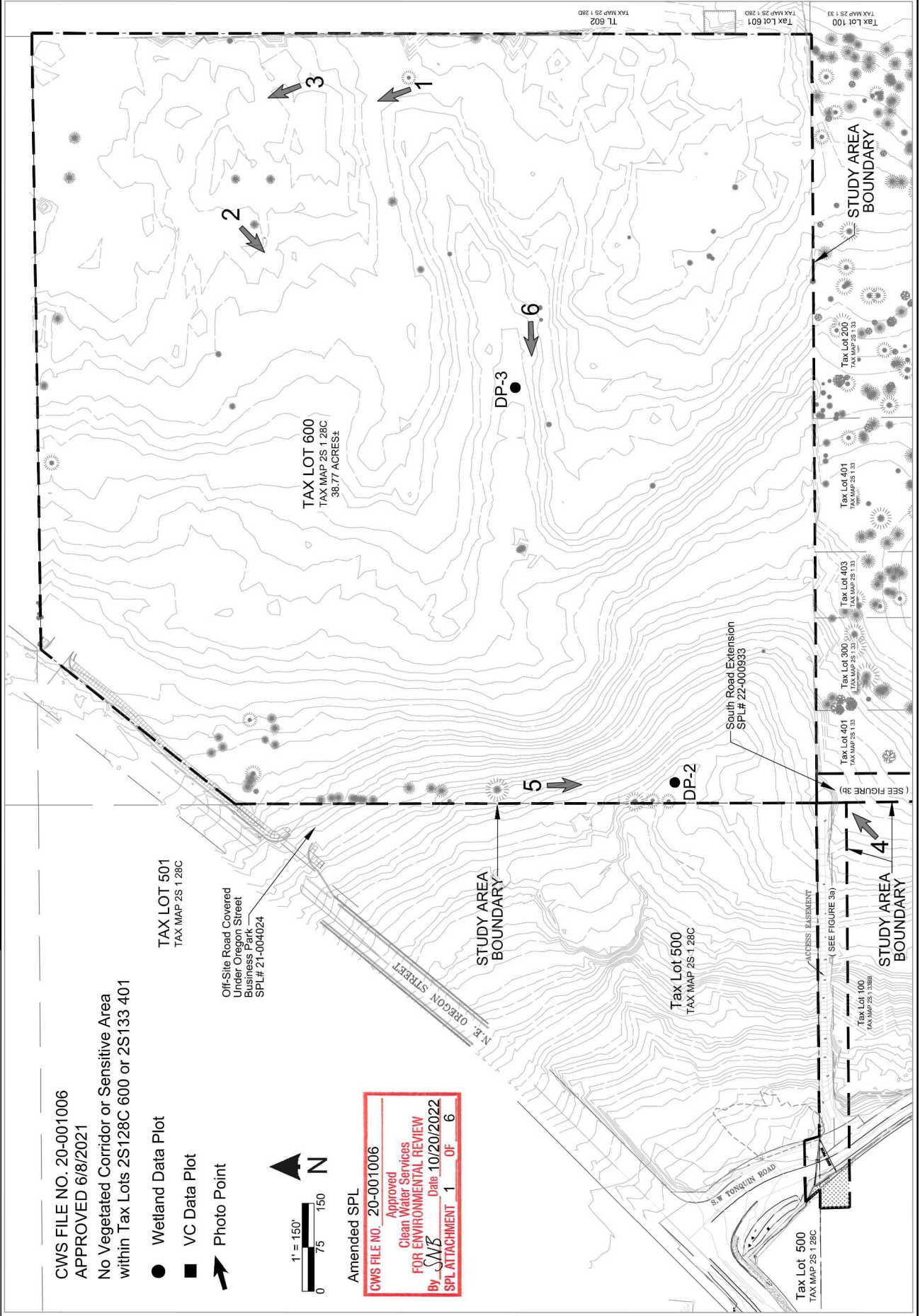
EXISTING CONDITIONS

CWS SPL AMENDMENT

Sherwood Commerce Center
 Sherwood, Oregon

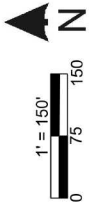
Base Map Source:	VLMK Engineering & Design
Design:	EX
Modified By:	PD
Date:	9/28/22
Job:	24011
Rev:	00/00

Figure 3



CWS FILE NO. 20-001006
 APPROVED 6/8/2021
 No Vegetated Corridor or Sensitive Area
 within Tax Lots 2S128C 600 or 2S133 401

- Wetland Data Plot
- VC Data Plot
- ➔ Photo Point



Amended SPL
 CWS FILE NO. 20-001006
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *SAE* Date 10/20/2022
 SPL ATTACHMENT 1 OF 6

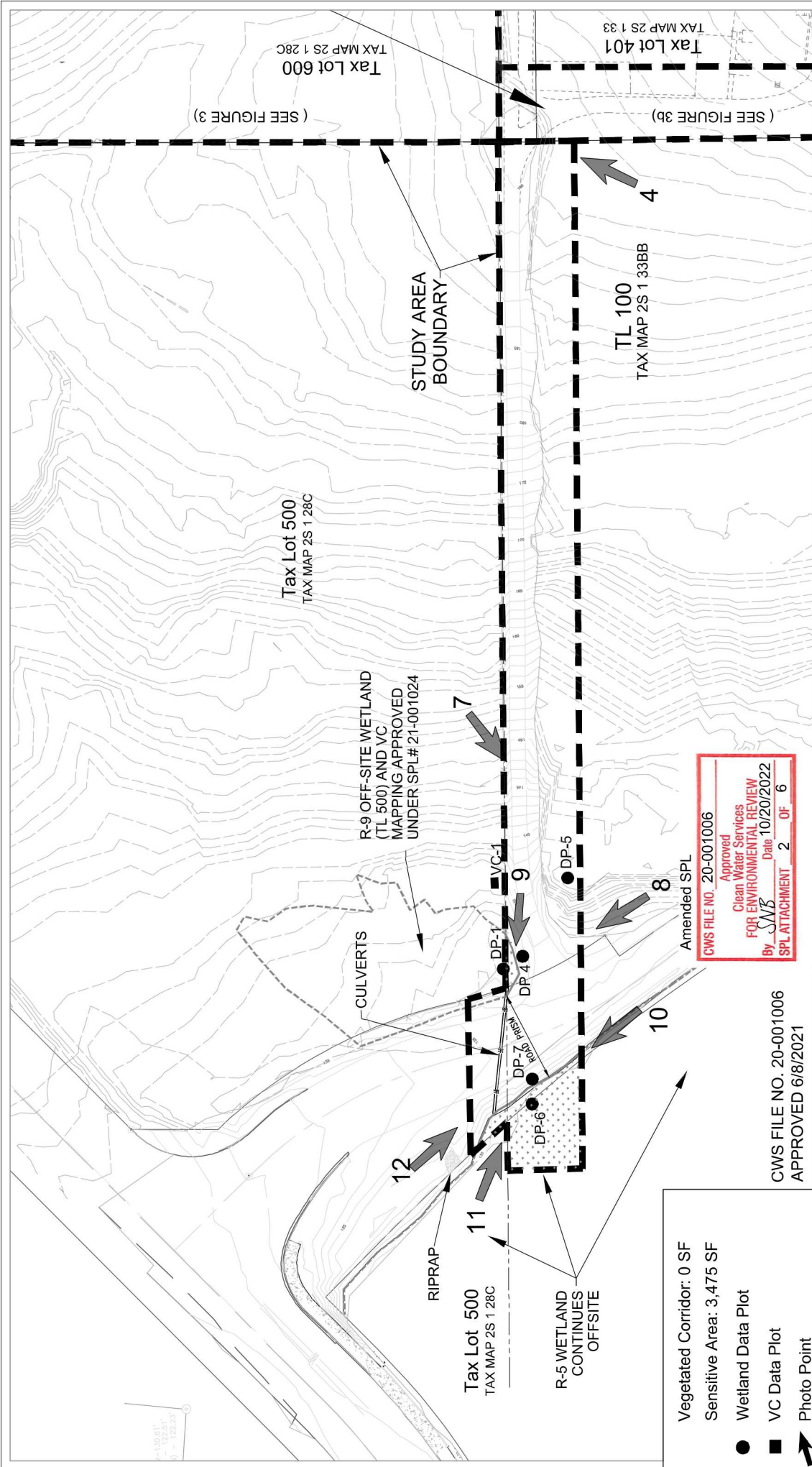


Figure 3a
 Existing Site

Base Map Source:	VI, MK Engineering & Design
Design Modified By:	PD
Date:	9/28/22
Rev:	00/00
Proj. #	21011

EXISTING CONDITIONS
 CWS SPL AMENDMENT
 Sherwood Commerce Center
 Sherwood, Oregon

4831 NE Fremont St., Suite 2B
 Portland, OR 97213
 Phone: 503.478.0424
 www.esapdx.com

e s a

Environmental Science & Assessment, LLC

- Vegetated Corridor: 0 SF
- Sensitive Area: 3,475 SF
- Wetland Data Plot
- VC Data Plot
- Photo Point

CWS FILE NO. 20-001006
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 By CWB Date 10/20/2022
 SPL ATTACHMENT 2 OF 6

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 APPROVED 6/8/2021

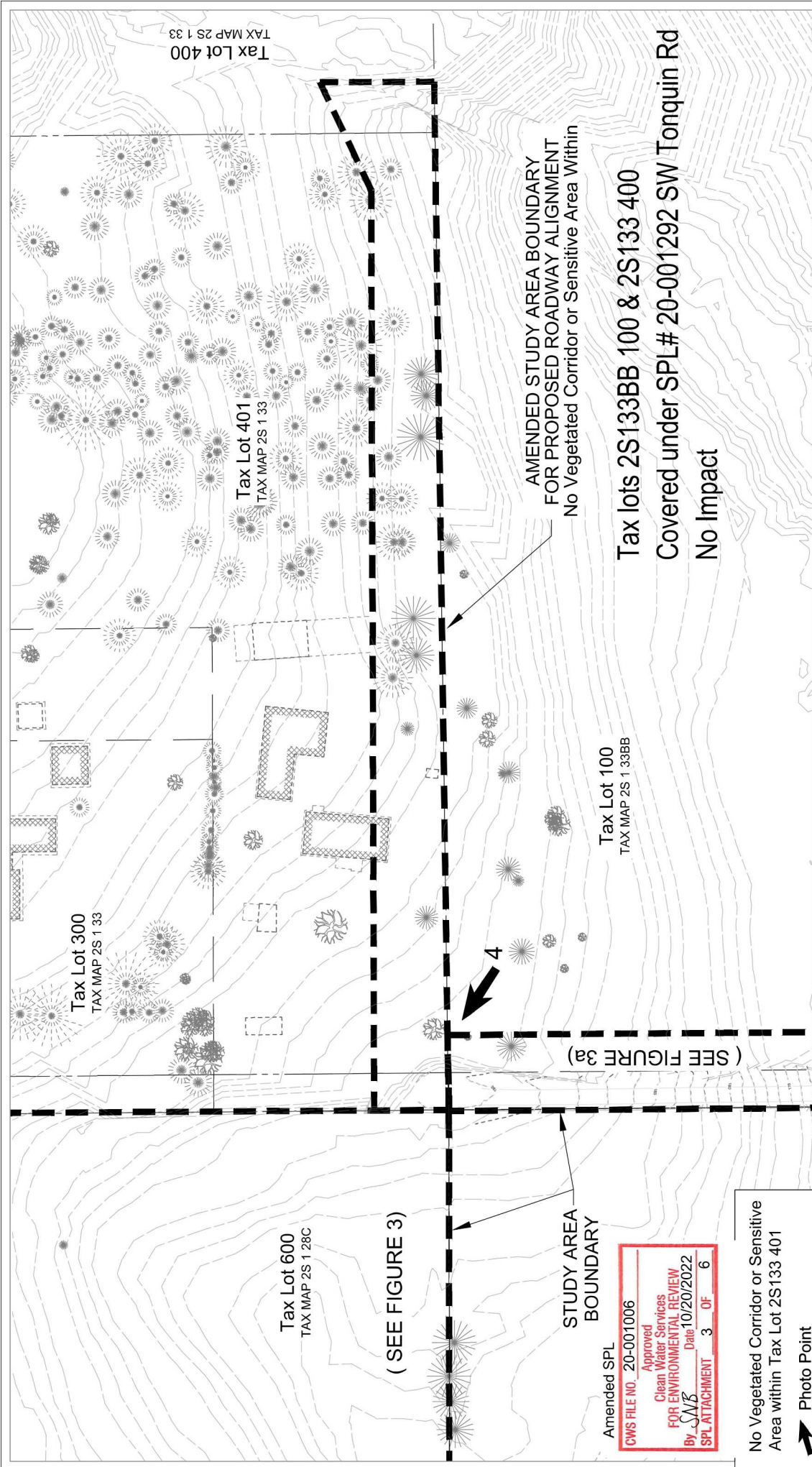


Figure 3b
 1"=60'
 0 30 60
 A4
 Ext 3b

Base Map Source:	
VIAMK Engineering & Design	PD
Modified By:	10/3/22
Date:	00/00
Rev:	21011
Proj. #	

EXISTING CONDITIONS
 CWS SPL AMENDMENT
 Sherwood Commerce Center
 Sherwood, Oregon

Environmental Science & Assessment, LLC
 4831 NE Fremont St., Suite 2B
 Portland, OR 97213
 Phone: 503.478.0424
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No Vegetated Corridor or Sensitive Area within Tax Lot 2S133 401
 Photo Point

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 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By JAB Date 10/20/2022
 SPL ATTACHMENT 3 OF 6



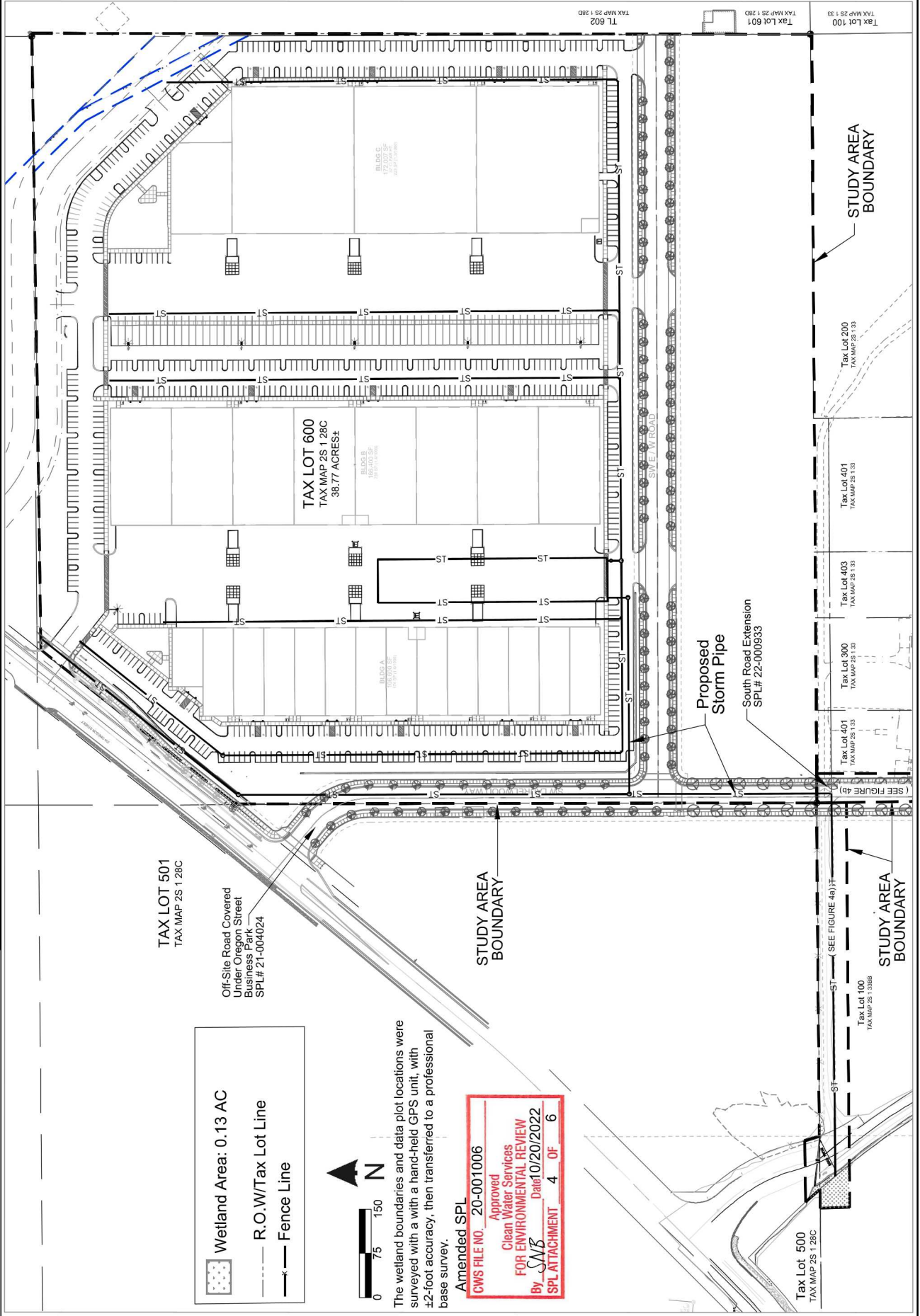
SITE PLAN

CWS SPL AMENDMENT

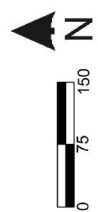
Sherwood Commerce Center
 Sherwood, Oregon

Base Map Source:	VLMK Engineering & Design
Design	EL
Modified By:	EL
Date:	10/20/22
Job:	24011
Rev:	00/00

Figure 4

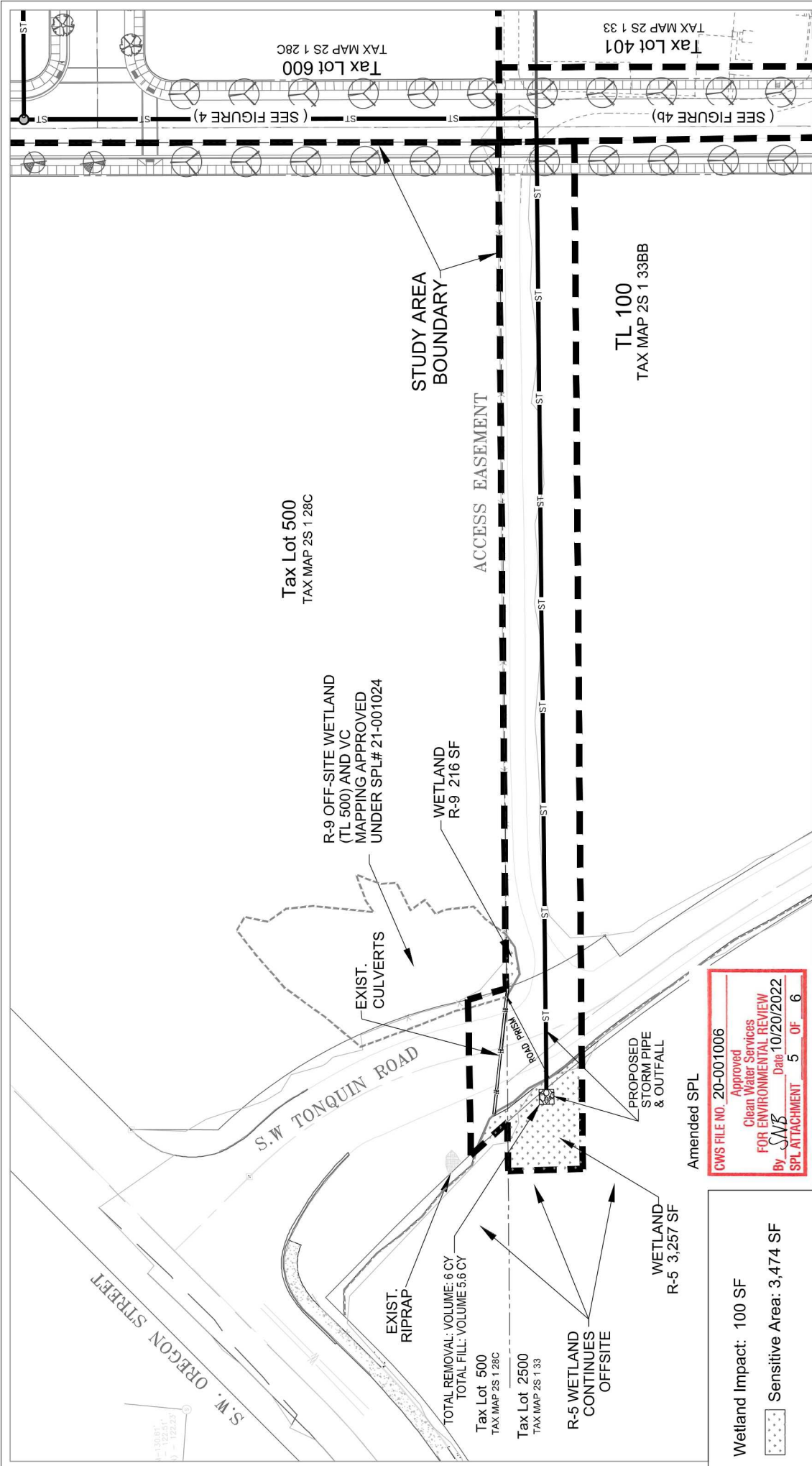


Wetland Area: 0.13 AC
 R.O.W/Tax Lot Line
 Fence Line



The wetland boundaries and data plot locations were surveyed with a with a hand-held GPS unit, with ±2-foot accuracy, then transferred to a professional base survey.

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 SPL ATTACHMENT 4 OF 6



Wetland Impact: 100 SF
 Sensitive Area: 3,474 SF

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 FOR ENVIRONMENTAL REVIEW
 By SAV Date 10/20/2022
 SPL ATTACHMENT 5 OF 6

Figure 4a
 1"=60'
 0 30 60
 A4



Base Map Source:	
Design	VLAK Engineering & PD
Modified By:	10/3/22
Date:	00/00
Rev:	21011
Proj. #	

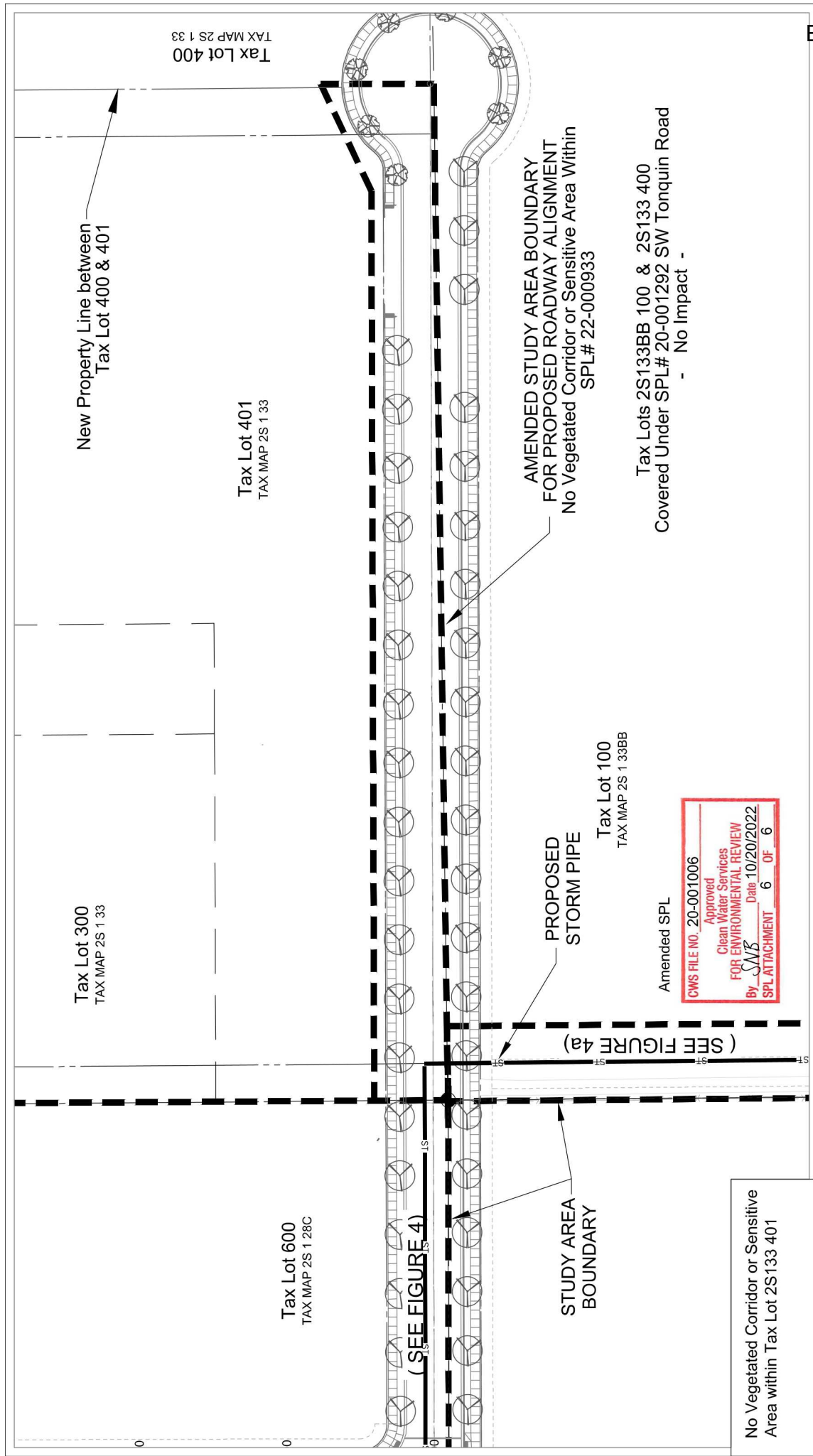
SITE PLAN

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 By SMB Date 10/20/2022
 SPL ATTACHMENT 6 OF 6

No Vegetated Corridor or Sensitive Area within Tax Lot 2S133 401

Figure 4a
 1"=60'
 0 30 60
 A4

Base Map Source:	
Design	VI/MK Engineering &
Modified By:	PD
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SITE PLAN

CWS SPL AMENDMENT

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