

October 12, 2023
Expires: October 11, 2025

JESSICA BRUCE
AHBL
2215 N 30TH ST #300
TACOMA, WA 98403

**Re: Commercial Development at SW Tonquin Road, Sherwood
CWS file 23-001894 (Tax map 2S133BB Tax lot 00100, & Tax map 2S13300 Tax lot
00400)**

Clean Water Services has received your Sensitive Area Certification for the above referenced site. Staff has reviewed the submitted materials including site conditions and the description of your project. Staff concurs that the above referenced project will not significantly impact the existing Sensitive Areas found near the site. In light of this result, 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 letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

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.

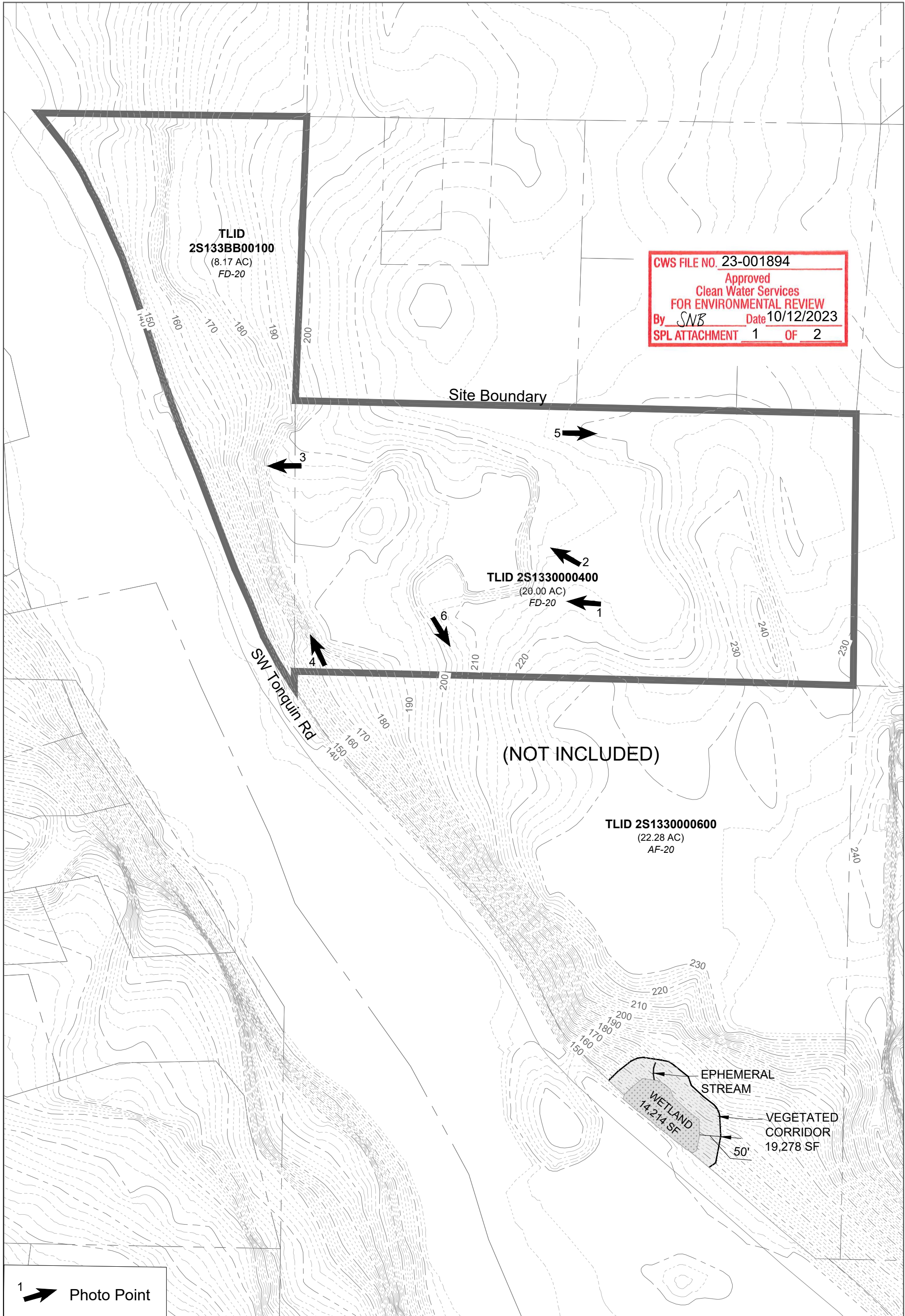
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Sincerely,



Stacy Benjamin
Environmental Plan Review

Attachment(2)

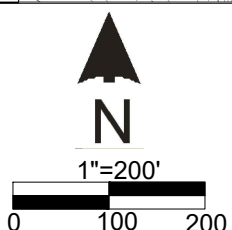


CWS FILE NO. 23-001894
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 10/12/2023
 SPL ATTACHMENT 1 OF 2

1 → Photo Point

Fig. 6

Base Map Source:
DOWL
Mod. By: KR
Date: 1/22/2019
Job: 18047
Rev: 7/11/2019

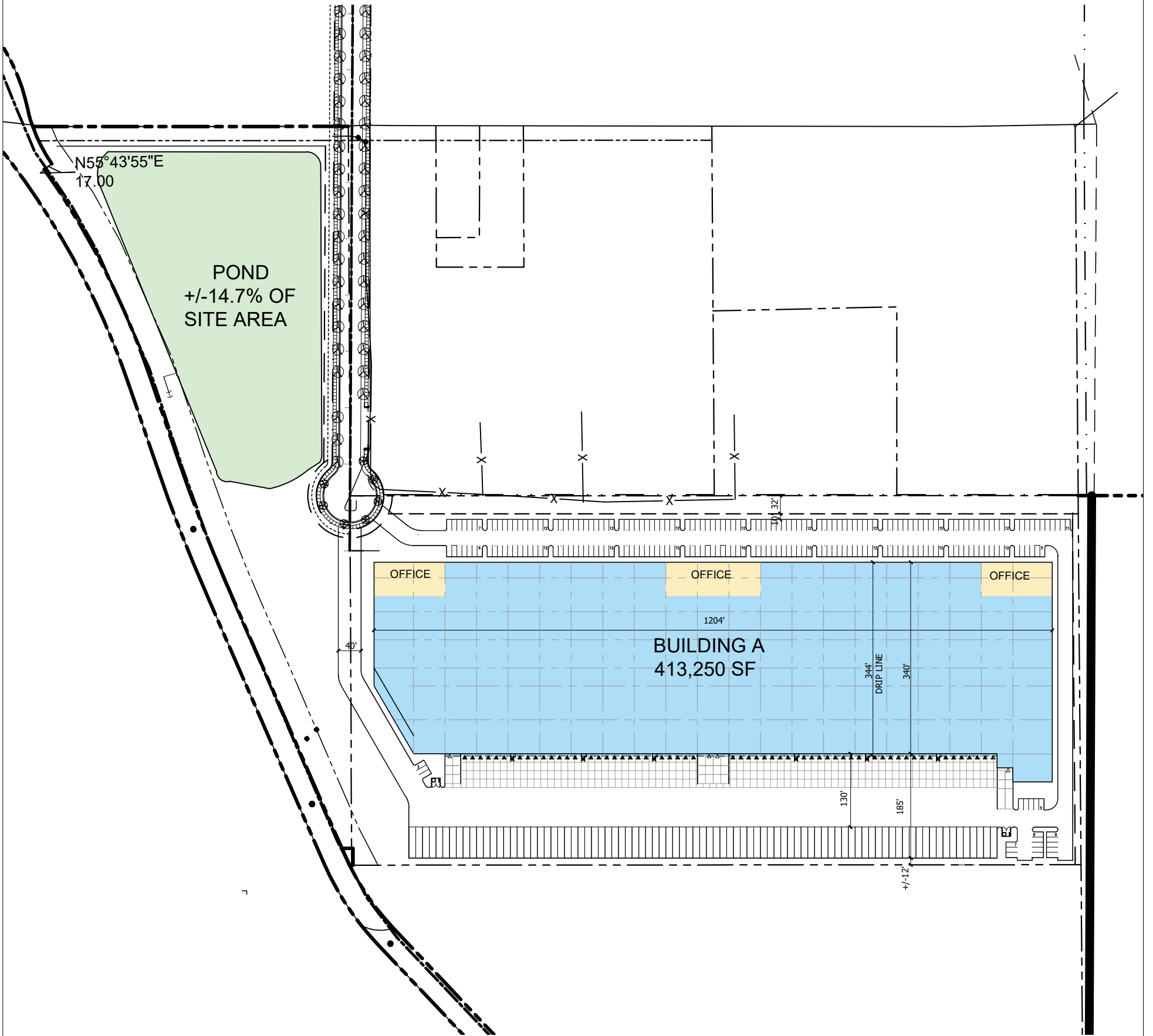


Existing Conditions Map
 Tonquin Road
 Washington County, Oregon

Environmental
 Science &
 Assessment, LLC

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

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 SPL ATTACHMENT 2 OF 2



GENERAL INFORMATION

SITE AREA

+/- 1,177,427SF (27.03 ACRES)

BUILDING AREA

413,250 SF

F.A.R.

.35

ZONE

EMPLOYMENT INDUSTRIAL (EI)

PARKING:

WAREHOUSE USE (90% OF BUILDING AREA = 371,925 SF)
 INDUSTRIAL USE (10% OF BUILDING AREA = 41,325 SF)

WAREHOUSE USE

112 MIN. REQUIRED (392,588 SF/1,000 SF/1,000) X 0.3
 186 MAX. ALLOWED (392,588 SF/1,000) X 0.5

INDUSTRIAL USE

66 REQUIRED (20,662 SF/1,000) X 1.6

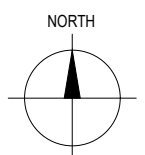
178 TOTAL MIN. REQUIRED
 252 TOTAL MAX REQUIRED

240 STALLS PROVIDED

87 TRAILER STALLS PROVIDED

DOCK DOORS

▼ 58 DOCK DOORS
 ▽ 4 DRIVE-IN DOORS



ROCK CREEK INDUSTRIAL
 SHERWOOD, OREGON

SCHEMATIC SITE PLAN - 'G'
 WITH 35' DEDICATION ALONG NORTH PL.

DATE: 08.28.2023
 SCALE: 1" = 200'
 JOB NUMBER: 23-136

AS.1

