

15-000154

## 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 07-20).**

Jurisdiction:	<u>Tualatin</u>	Review Type:	<u>Allowed Use</u>
Site Address / Location:	<u>20130 SW 65th Ave</u> <u>Tualatin, OR 97062-9227</u>	SPL Issue Date:	<u>May 21, 2015</u>
		SPL Expiration Date:	<u>May 20, 2017</u>

Applicant Information:		Owner Information:	
Name	_____	Name	_____
Company	<u>LENNAR NORTHWEST INC</u> <u>11807 NE 99TH ST STE 1170</u>	Company	<u>SAGERT FAMILY LLC</u> <u>23187 CORRAL GULCH RD</u>
Address	<u>VANCOUVER WA 98682-2350</u>	Address	<u>CANYON CITY OR 97820-8765</u>
Phone/Fax	_____	Phone/Fax	_____
E-mail:	_____	E-mail:	_____

Tax lot ID	Development Activity
<u>21E30B 00300, 00600</u>	<u>Sagert Farms Subdivision</u>

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

Enhancement of Remaining Vegetated Corridor Required: <input checked="" type="checkbox"/>	Square Footage to be enhanced: <u>79,497</u>
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**Encroachments into Pre-Development Vegetated Corridor:**

Type and location of Encroachment:	Square Footage:
<u>Path (Temporary Encroachment; Restoration Planting in Place Required)</u>	<u>1,468</u>
_____	_____
_____	_____

**Mitigation Requirements:**

Type/Location	Sq. Ft./Ratio/Cost
<u>None Required</u>	<u>0</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. 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 07-20, Chapter 3.
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 07-20, Section 3.06.1 and per approved plans.
3. **If any activity is proposed 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 disturbance 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 07-20, Section 5.10.
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. For Vegetated Corridors that extend 35 feet from the break in slope, the width of Vegetated Corridors may be reduced to 15 feet wide if a stamped geotechnical report confirms that slope stability can be maintained with the reduced setback from the break in slope.
13. **For Vegetated Corridors greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.**
14. Removal of invasive non-native species by hand is required in all Vegetated Corridors rated ""good."" Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.
15. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 07-20, Appendix A, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
16. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Vegetation and Animal

Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

17. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&O 07-20, Appendix A).
18. **Maintenance and monitoring requirements shall comply with R&O 07-20, Section 2.11.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**
19. **Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2, Table 2-1 and Section 2.10, Table 2-2.**
20. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services shall require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a ""STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY"" to be granted to Clean Water Services.**
21. Final construction plans shall include landscape plans. In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
22. A Maintenance Plan shall be included on final plans including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
23. Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
24. 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.

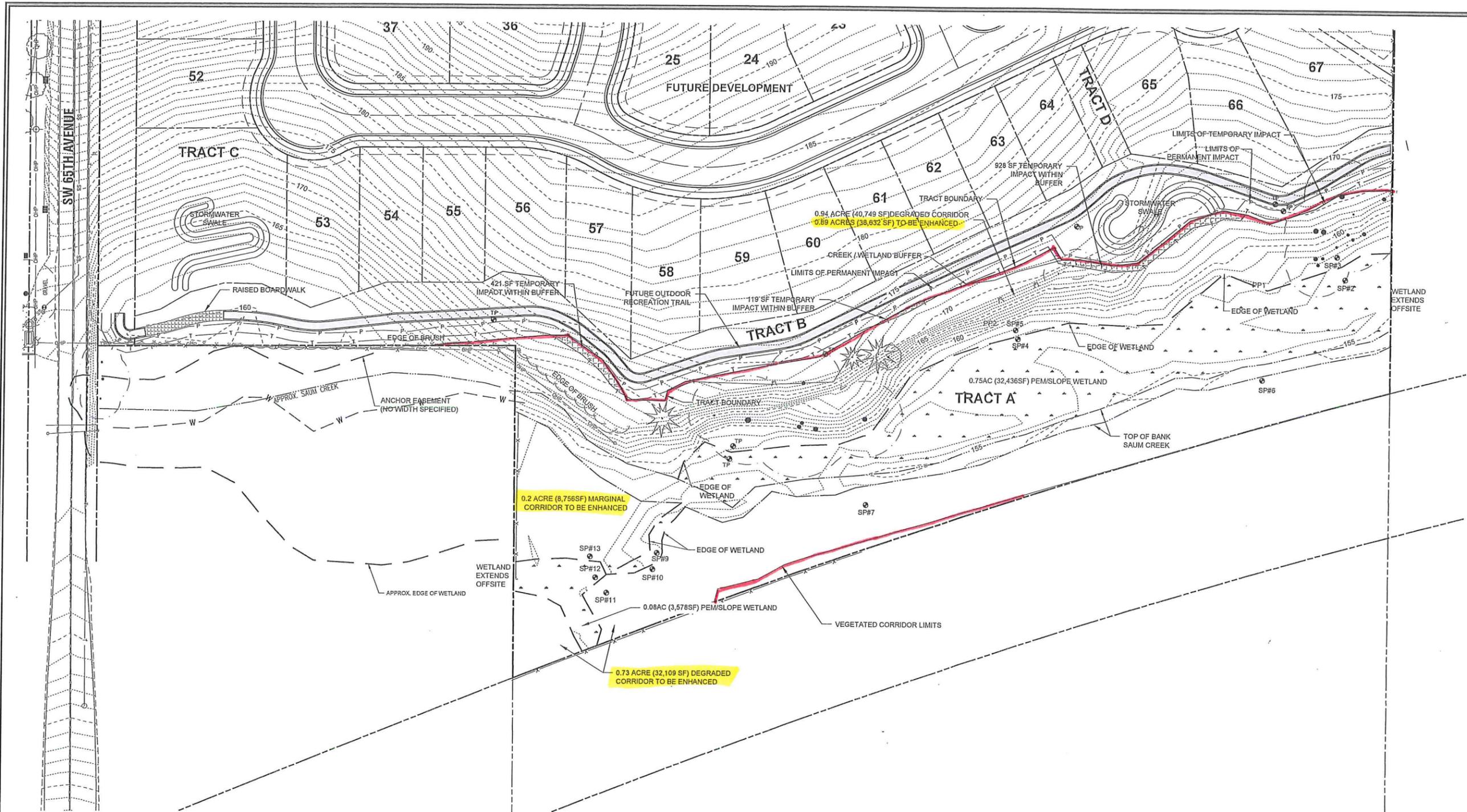
**This Service Provider Letter is not valid unless CWS-approved site plan is attached.**

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

*Stacy Benjamin*

Stacy Benjamin  
Environmental Plan Review

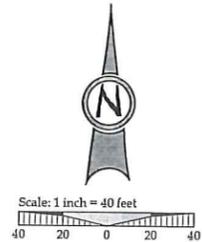
Attachments (2)



CWS File No. 15-000154  
 Approved  
 Clean Water Services  
 For Environmental Review  
 By SUB Date 5/21/15  
 SPL Attachment 2 of 2

LEGEND

- |  |                        |  |                                   |
|--|------------------------|--|-----------------------------------|
|  | EXISTING TREE GROVE    |  | WETLAND EXTENTS                   |
|  | EXISTING TREES         |  | TEMPORARY IMPACTS WITHIN CORRIDOR |
|  | BOUNDARY LINE          |  | CORRIDOR BEYOND 50'               |
|  | RIGHT-OF-WAY           |  | Vegetated Corridor                |
|  | LOT LINE               |  |                                   |
|  | 1 FT CONTOUR           |  |                                   |
|  | 5 FT CONTOUR           |  |                                   |
|  | CREEK EXTENTS          |  |                                   |
|  | TEMPORARY IMPACT LIMIT |  |                                   |
|  | PERMANENT IMPACT LIMIT |  |                                   |



C.W.S. EXHIBITS	04/22/15
REVISION SUMMARY	BY DATE
A	

VEGETATED CORRIDOR IMPACT AREAS PLAN  
 SAGERT FARMS  
 SUBDIVISION  
 TUALATIN, OREGON  
 LENNAR NORTHWEST, INC

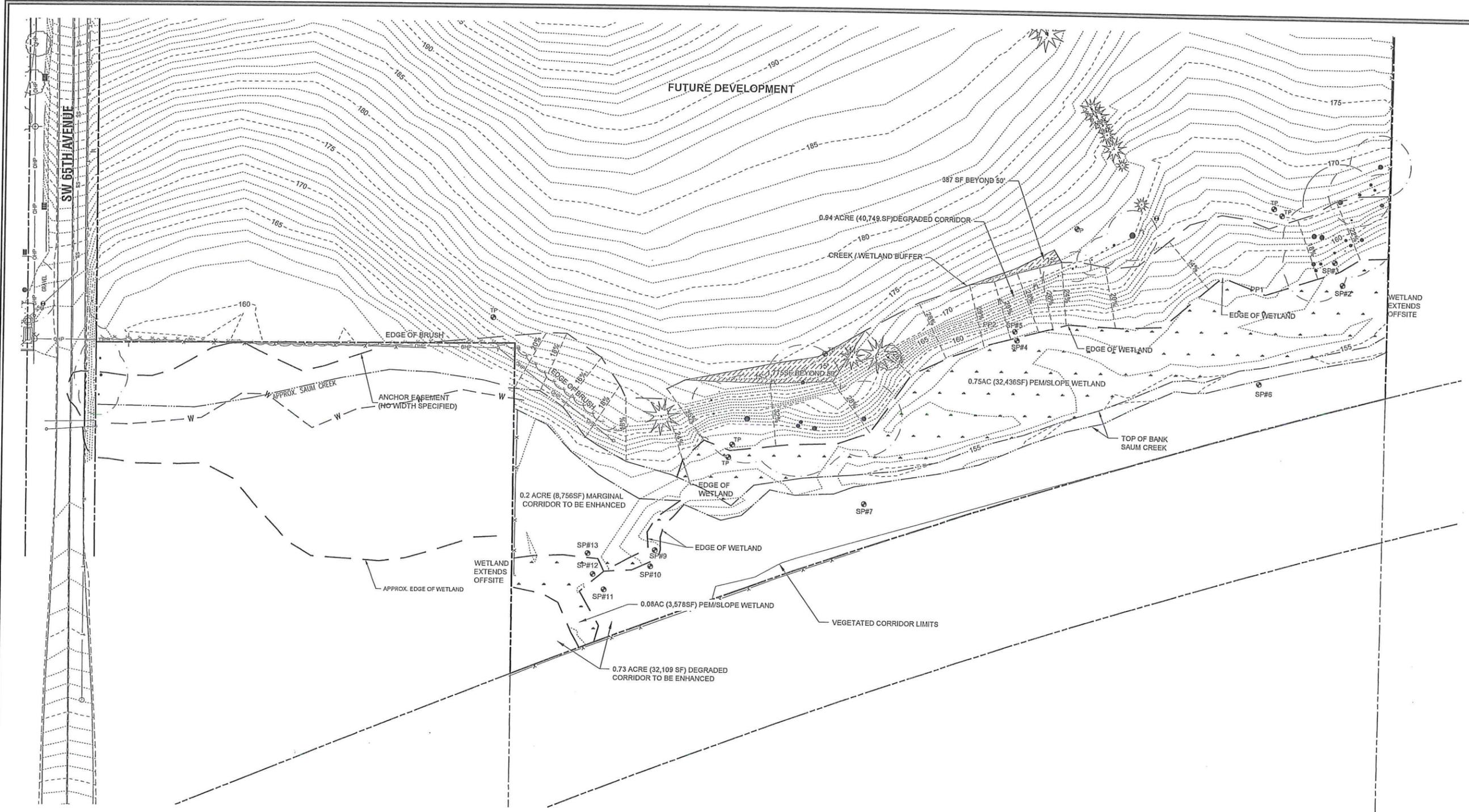
LENNAR

3J CONSULTING, INC  
  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 LAND USE PLANNING  
 10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005  
 PHONE & FAX: (503) 946-9365

3J JOB ID # | 13159  
 LAND USE # |  
 TAX LOT # | 281E308 300 & 600  
 DESIGNED BY | JTE  
 CHECKED BY | JDH

SHEET TITLE  
 IMPACT AREAS  
 SHEET NUMBER

Figure 2

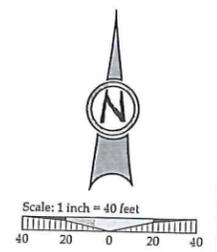


CWS File No. 15-000154

Approved  
Clean Water Services  
For Environmental Review  
By SNB Date 5/21/15

SP2 Attachment 1 of 2

LEGEND	
	EXISTING TREE GROVE
	EXISTING TREES
	BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	1 FT CONTOUR
	5 FT CONTOUR
	CREEK EXTENTS
	WETLAND EXTENTS
	CORRIDOR BEYOND 50'



C.W.S. EXHIBITS	REVISION SUMMARY	BY	DATE
4			04/22/15

EXISTING VEGETATED CORRIDOR  
SAGERT FARMS  
SUBDIVISION  
TUALATIN, OREGON  
LENNAR NORTHWEST, INC

LENNAR

3J CONSULTING, INC  
  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 LAND USE PLANNING  
 10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005  
 PHONE & FAX: (503) 946-9385

3J JOB ID #	13159
LAND USE #	
TAX LOT #	251E308 300 & 600
DESIGNED BY	JTE
CHECKED BY	JDH

SHEET TITLE  
EXISTING

SHEET NUMBER  
Figure 1