

Service Provider Letter

CWS File Number
18-000889

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 17-5).

Jurisdiction: Tualatin Review Type: No Impact
 Site Address: 12505 SW Herman RD SPL Issue Date: July 20, 2018
 / Location: Tualatin, OR 97062 SPL Expiration Date: July 19, 2020

Applicant Information:		Owner Information:	
Name	<u>AAI ENGINEERING INC</u>	Name	<u>BEHBAHANY PROPERTIES LLC</u>
Company	<u>AAI ENGINEERING INC</u>	Company	<u>BEHBAHANY PROPERTIES LLC</u>
Address	<u>4875 SW GRIFFITH DR</u>	Address	<u>12505 SW HERMAN RD</u>
	<u>BEAVERTON OR 97005</u>		<u>TUALATIN OR 97062</u>
Phone/Fax	<u>(503) 620-3030</u>	Phone/Fax	<u></u>
E-mail:	<u>andisheha@aaieng.com</u>	E-mail:	<u></u>

Tax lot ID	Development Activity
<u>2S121DD00100</u>	<u>Commercial addition</u>
<u></u>	<u>Parking lot landscape medians and restriping.</u>
<u></u>	<u></u>
<u></u>	<u></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: 5-30</u>	Vegetated Corridor Width: <u>variable: 5-30</u>
Vegetated Corridor Condition: <u>Degraded</u>	<u></u>

Enhancement of Remaining Vegetated Corridor Required: Square Footage to be enhanced: 1,428

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>none</u>	<u>0</u>
<u></u>	<u></u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>n/a</u>	<u>0</u>
<u></u>	<u></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 17-5, 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 17-5, Section 3.06.1 and per approved plans.
3. If there is 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 disturbance an erosion control permit is required from the City.** 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 17-5, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. If applicable, 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.**

SPECIAL CONDITIONS

11. **For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 17-5, Section 3.14.2, Table 3-3.**
12. 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 17-5, 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.""
13. 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.
14. 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 Planting Requirements (R&O 17-5, Appendix A).
15. Maintenance and monitoring requirements shall comply with R&O 17-5, Section 2.12.2. 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.

16. Performance assurances for the Vegetated Corridor shall comply with R&O 17-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2.
17. **Clean Water Services shall require an easement over the Sensitive Area and Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

FINAL PLANS

18. 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.
19. 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).
20. 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.
21. 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.

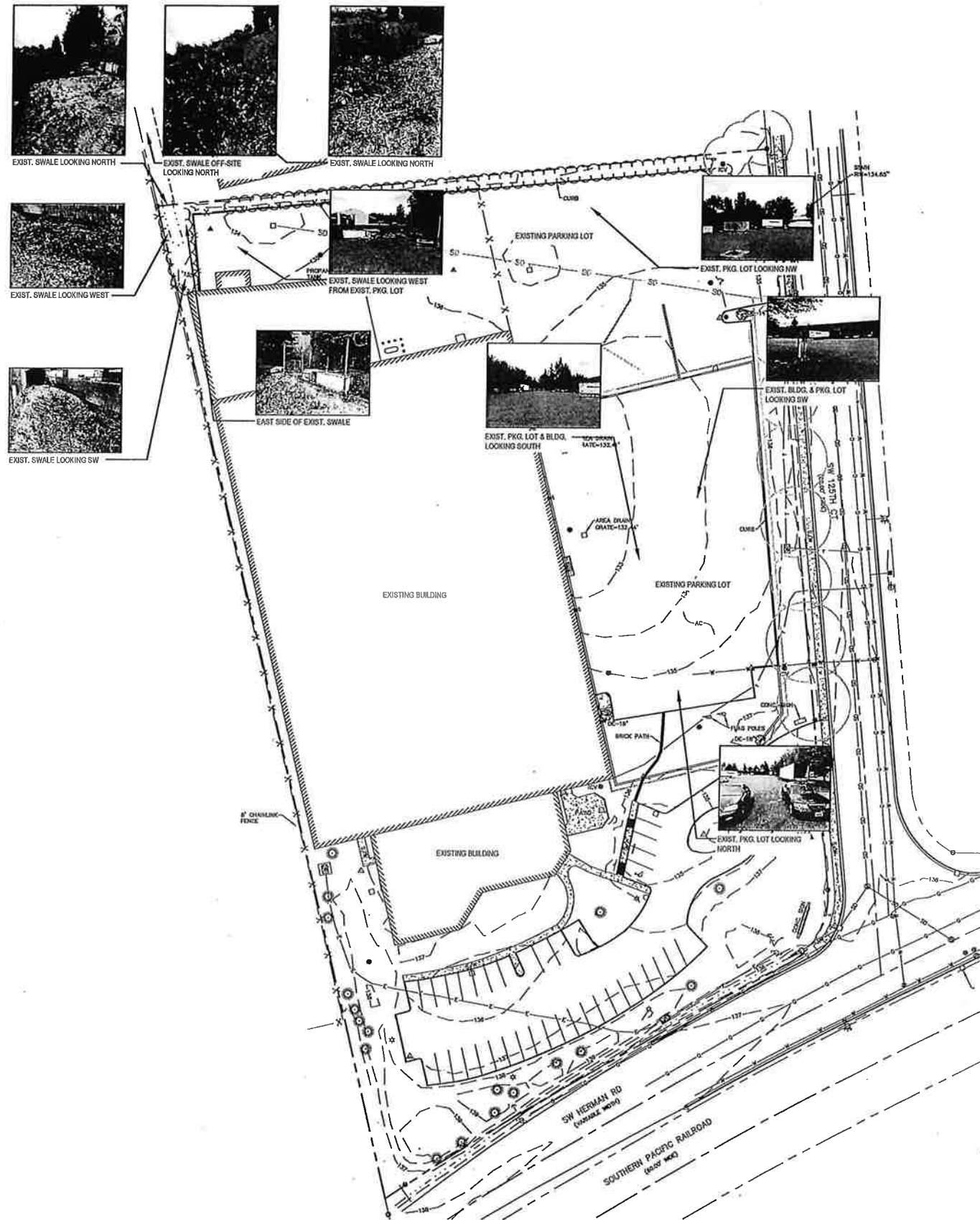
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3639 with any questions.



**Laurie Bunce
Environmental Plan Review**

Attachments (4)



NORTH
 LANDSCAPE PLAN



CWS File Number 18-000889
 Approved
 Clean Water Services
 For environmental review
 By LB Date 7/20/18
 SPL Attachment 1 of 4



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ARCHITECTURE
 ENGINEERING
 PLANNING
 INTERIORS

API INTERNATIONAL
 12505 SW HERMAN ROAD
 TUALATIN OREGON

EXISTING
 CONDITIONS
 PLAN

DATE: 04/16/18
 DRAWN: TKL
 CHECKED: TKL

REVISIONS:

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SHEET

L0.0

JOB NUMBER:
 A17116.20



SHEET NOTES

1. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
2. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

LEGENDS

- PROPERTY LINE
- PROPOSED CURB
- CONCRETE SIDEWALK SURFACING
- ASPHALT SURFACING

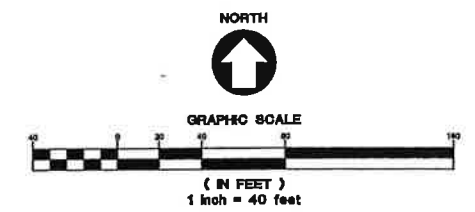
(X) CONSTRUCTION NOTES

1. INSTALL SIDEWALK PER DETAIL 2/C4.0
2. INSTALL DRIVEWAY PER CITY OF TUALATIN DETAIL 441/C4.0
3. INSTALL CURB PER DETAIL 1/C4.0
4. INSTALL ASPHALT 3/C4.0
5. INSTALL STRIPING
6. INSTALL WALL
7. INSTALL 12" CURB FLOW THROUGH
8. INSTALL PIPE BOLLARD PER DETAIL 5/C4.0
9. RELOCATE EXISTING PROPANE TANK
10. EXISTING RIGHT-OF-WAY
11. PROPOSED RIGHT-OF-WAY
12. AREA OF "FLOOD PLAIN" ON-SITE

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SPL Attachment 2 of 4



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API INTERNATIONAL
 12505 SW HERMAN ROAD
 TUALATIN OREGON

SITE PLAN

DATE: 04/16/18

DRAWN: NJD

CHECKED: NWS

REVISIONS:

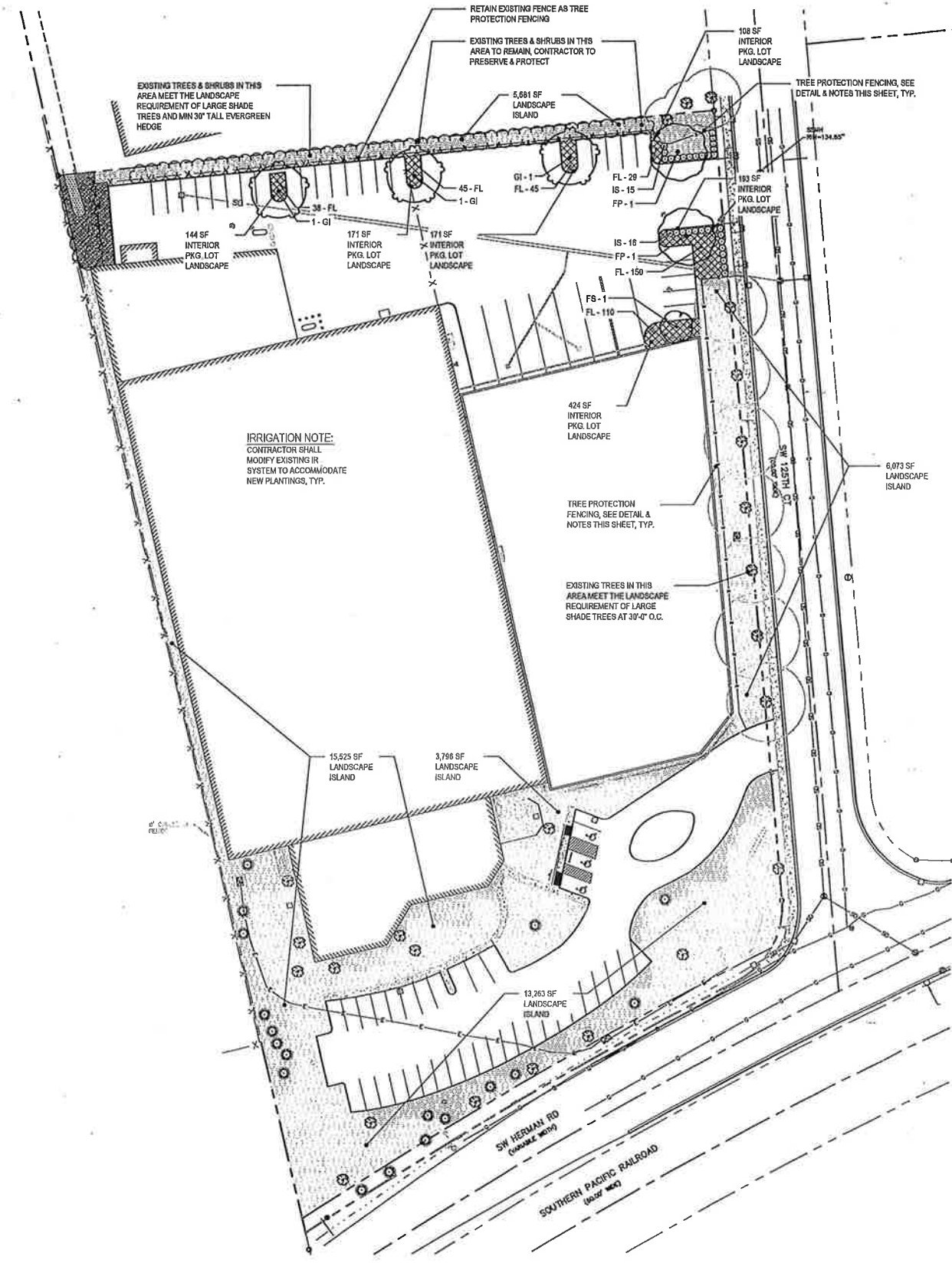
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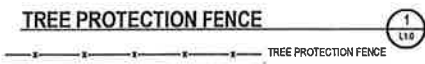
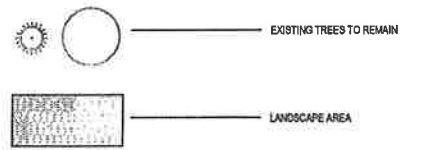
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JOB NUMBER:
 A17116.11



LEGEND



LANDSCAPE REQUIREMENTS

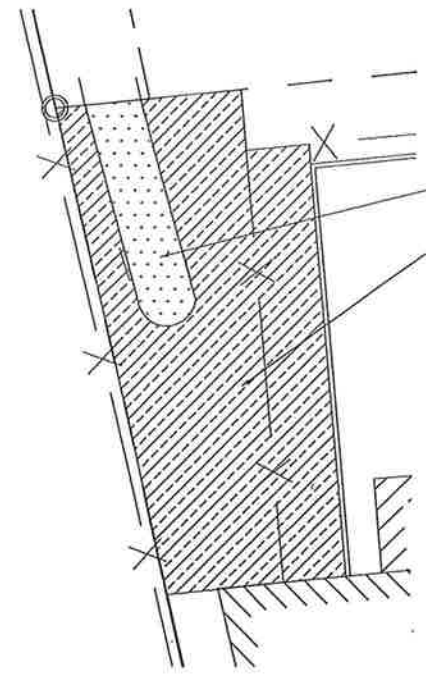
TOTAL SITE AREA	= 210,562 SF
LANDSCAPE AREA REQUIRED 15% OF SITE	= 31,584 SF
LANDSCAPE ARE PROPOSED 21.6% OF SITE	= 45,549 SF
PERIMETER PKG. LOT LANDSCAPING REQ.	= 5'-0" MIN LANDSCAPE STRIP
PERIMETER PKG. LOT LANDSCAPING PROPOSED	= 9'-6" LANDSCAPE STRIP
INTERIOR PKG. LOT ISLAND REQ = 25 SF PER PKG. STALL	= 25 x 28 STALL
INTERIOR PKG. LOT LANDSCAPE PROPOSED	= 650 SF
INTERIOR PKG. LOT TREES REQUIRED	= 6
INTERIOR PKG. LOT TREES PROPOSED	= 6

PLANTING NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF TUALATIN STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
- VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- DO NOT FULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. PRIOR TO REMOVING ANY EXISTING FEATURES, REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
- PROTECT EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN I.E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. 2. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY.
- REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.
- MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
- COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF TUALATIN STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
- CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
- ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MODIFY EXISTING IR SYSTEM TO ACCOMMODATE NEW PLANTINGS.
- CONTRACTOR SHALL RE-DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL. SEE SPECS.
- PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
- ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	FP	2	FRAXINUS PENNSYLVANICA 'PATMORE' WELL BRANCHED AND LIMBED TO 6'-0"	'PATMORE' ASH	1.5" CAL.	
	FS	1	FRAXINUS PENNSYLVANICA 'SUMMIT' WELL BRANCHED AND LIMBED TO 6'-0"	SUMMIT ASH	1.5" CAL.	
	GI	3	GLEDTISIA TRIACANTHOS INERMIS 'TRUESHADE' WELL BRANCHED AND LIMBED TO 6'-0"	THORNLESS HONEY LOCUST	1.5" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	IS	31	ILEX GLABRA 'SHAMROCK' MAINTAIN HEIGHT AT 30"	INKBERRY	1 GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	FL	417	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	4" POT	24" o.c.



1 VEGETATIVE CORRIDOR PLANTING PLAN
SCALE: 1:10

NORTH
LANDSCAPE PLAN



CWS File No. 18-000889
Approved
Clean Water Services
For environmental review
By LB Date 7/20/18
SPZ Attachment 3 of 4



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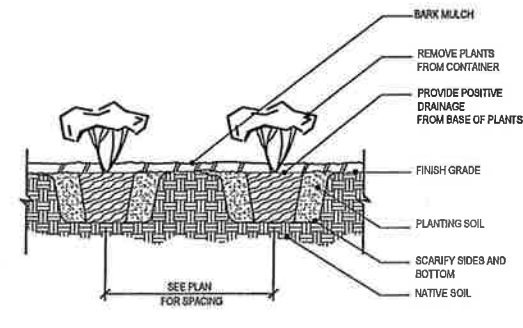
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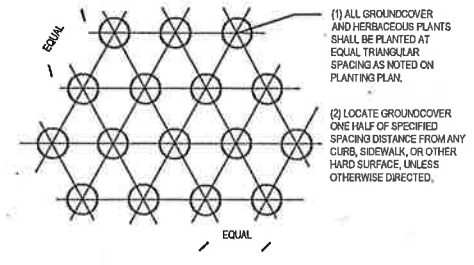
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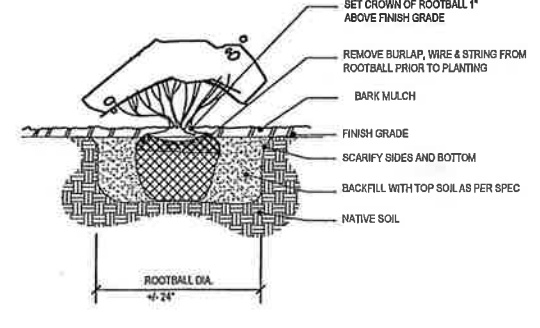
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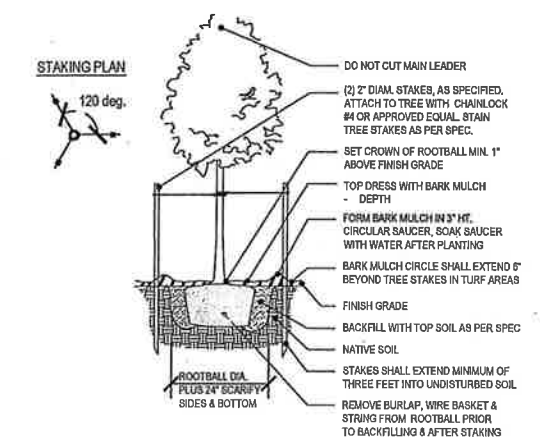
1 GROUNDCOVER & HERBACEOUS
PLANT PLANTING DETAIL
L2.0 SCALE: NTS



2 GROUNDCOVER & HERBACEOUS
PLANT PLANTING PLAN
L2.0 SCALE: NTS



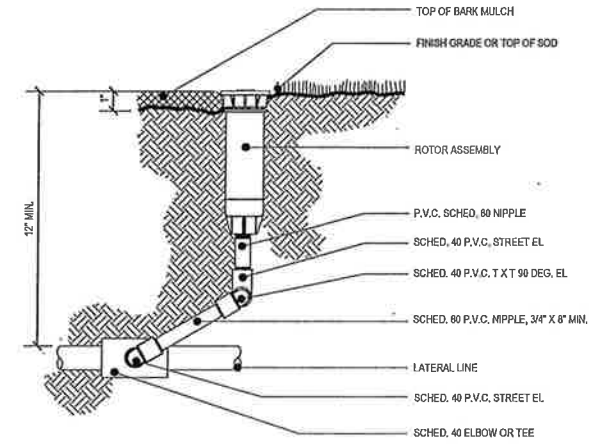
3 SHRUB PLANTING
L2.0 SCALE: NTS



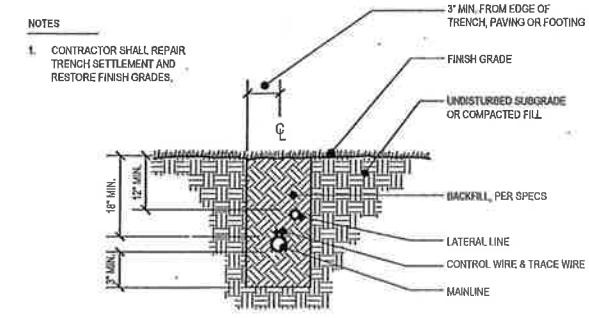
4 DECIDUOUS TREE PLANTING DETAIL
L2.0 SCALE: NTS

NOTES
1. PIPING SHALL NOT EXCEED 5 FEET PER SECOND VELOCITY.
2. DEMANDS OF SYSTEM DESIGN SHALL NOT EXCEED PERFORMANCE CRITERIA OF WATER METER.
3. SEE SPECIFICATIONS FOR ALL PERFORMANCE REQUIREMENTS

GPM	PIPE SIZE
0-9	3/4"
9-18	1"
18-25	1-1/4"
25-35	1-1/2"
35-55	2"



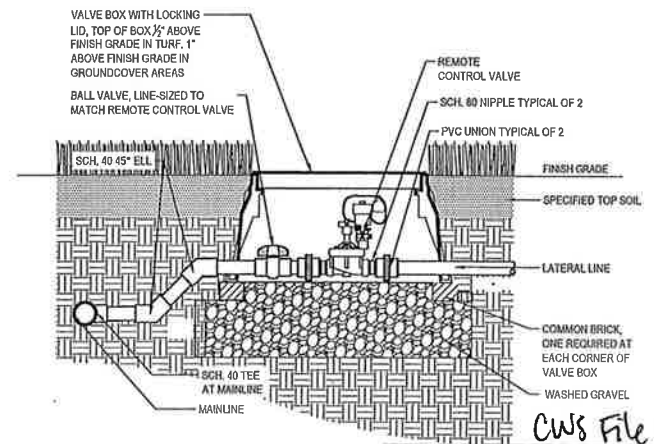
5 LATERAL PIPE SIZING SCHEDULE
L2.0 SCALE: NTS



6 SPRAY HEAD ASSEMBLY W/ SWING JOINT
L2.0 SCALE: NTS

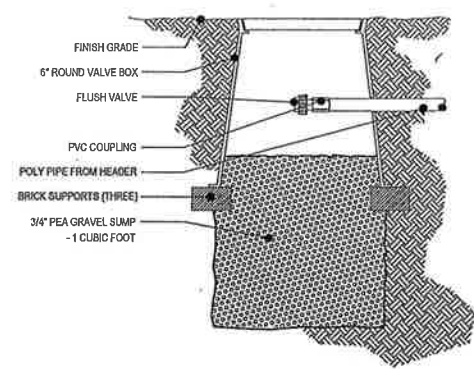


7 IR TRENCHING DETAIL
L2.0 SCALE: NTS

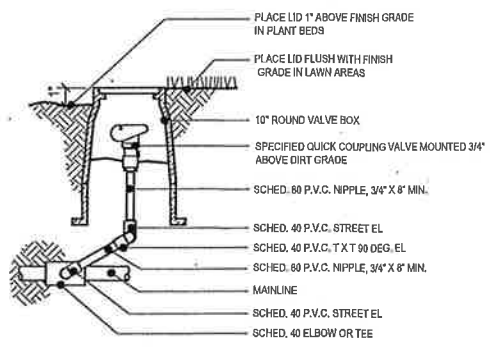


8 REMOTE CONTROL VALVE
L2.0 SCALE: NTS

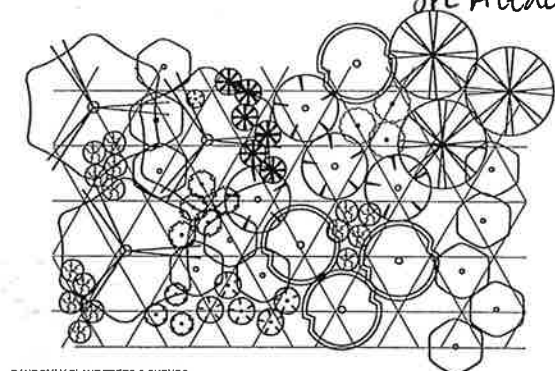
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9 FLUSH VALVE
L2.0 SCALE: NTS



10 QUICK COUPLER VALVE DETAIL
L2.0 SCALE: NTS



11 VEGETATIVE CORRIDOR PLANTING DETAIL
L1.1 N.T.S.