

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:	<u>City of Banks</u>	Review Type:	<u>Tier 2 Analysis</u>
Site Address / Location:	<u>HWY OR-6 & Aerts Rd</u> <u>Banks, OR 97106</u>	SPL Issue Date:	<u>June 05, 2024</u>
		SPL Expiration Date:	<u>June 05, 2026</u>

Applicant Information:

Name SONYA DAVIS
 Company AKS ENGINEERING & FORESTRY. LLC
12965 SW HERMAN RD, SUITE 100
 Address TUALATIN, OR 97062
 Phone/Fax (503) 563-6151
 E-mail: daviss@aks-eng.com

Owner Information:

Name MIKE LOOMIS
 Company HOLT HOMES INC
P.O. BOX 61426
 Address VANCOUVER, WA 98666
 Phone/Fax _____
 E-mail: _____

Tax lot ID

2N331D000101, 2N3310000603, 2N3310000600,
2N331BC06900, 2N331D000100, 2N3310000101,
2N3310000500, 2N331D000400, 2N3320001100,
2N3320000600, 2N3310000201

Development Activity

Aerts Addition Master Planned Development

Pre-Development Site Conditions:

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

Post Development Site Conditions:

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

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 61,797

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Road Improvements, Paths, Lots, Stormwater Facilities, Viewing Platforms (Permanent Encroachment; Mitigation Required)</u>	<u>120,648</u>
<u>Grading for VC Enhancement (Temporary Encroachment; Restoration Planting In-place Required)</u>	<u>210,219</u>
<u>First 3-feet Width of Paths and Riprap Stormwater Outfalls Allowed Use Without Mitigation</u>	<u>7,775</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>Per R&O 13-12 VC Mitigation for Impacts Associated with Wetland Credit Purchase is Waived</u>	<u>60,979</u>
<u>On-site VC Replacement and Public Benefit Mitigation</u>	<u>120,648/2:1</u>

Conditions Attached Development Figures Attached (9) 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 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.
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. **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 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.**
13. 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 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
14. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
15. Clean Water Services and/or City 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 19-5, Appendix A, as amended by R&O 19-22).
16. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. 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.

- 17. Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.
- 18. For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services may 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 the City or Clean Water Services.

FINAL PLANS

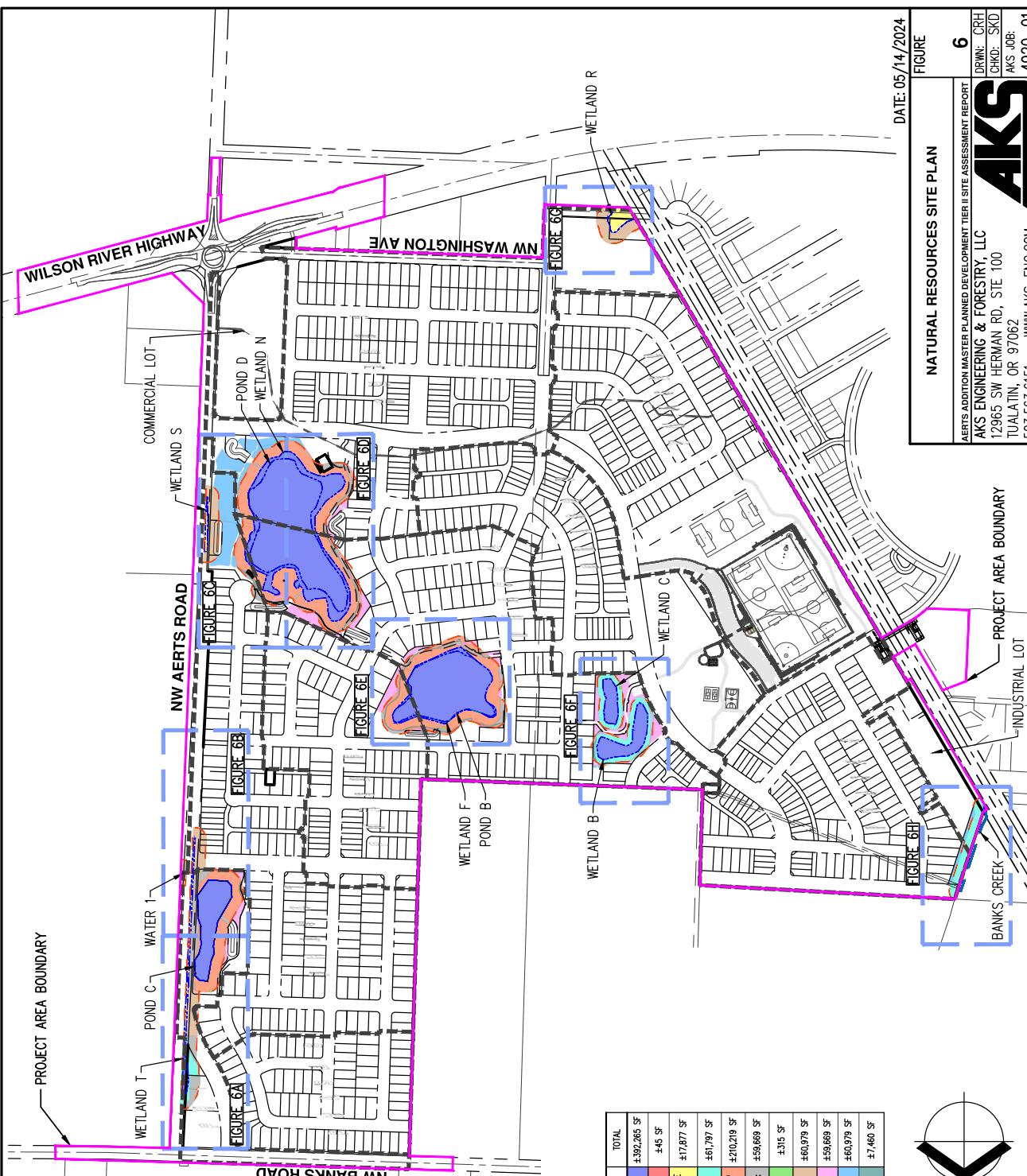
- 19. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
- 20. **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).
- 21. **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.
- 22. 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
Environmental Plan Review**

Attachments (12)



DATE: 05/14/2024

NATURAL RESOURCES SITE PLAN

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM

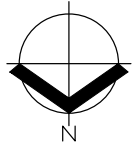
AKS JOB: 4920-01

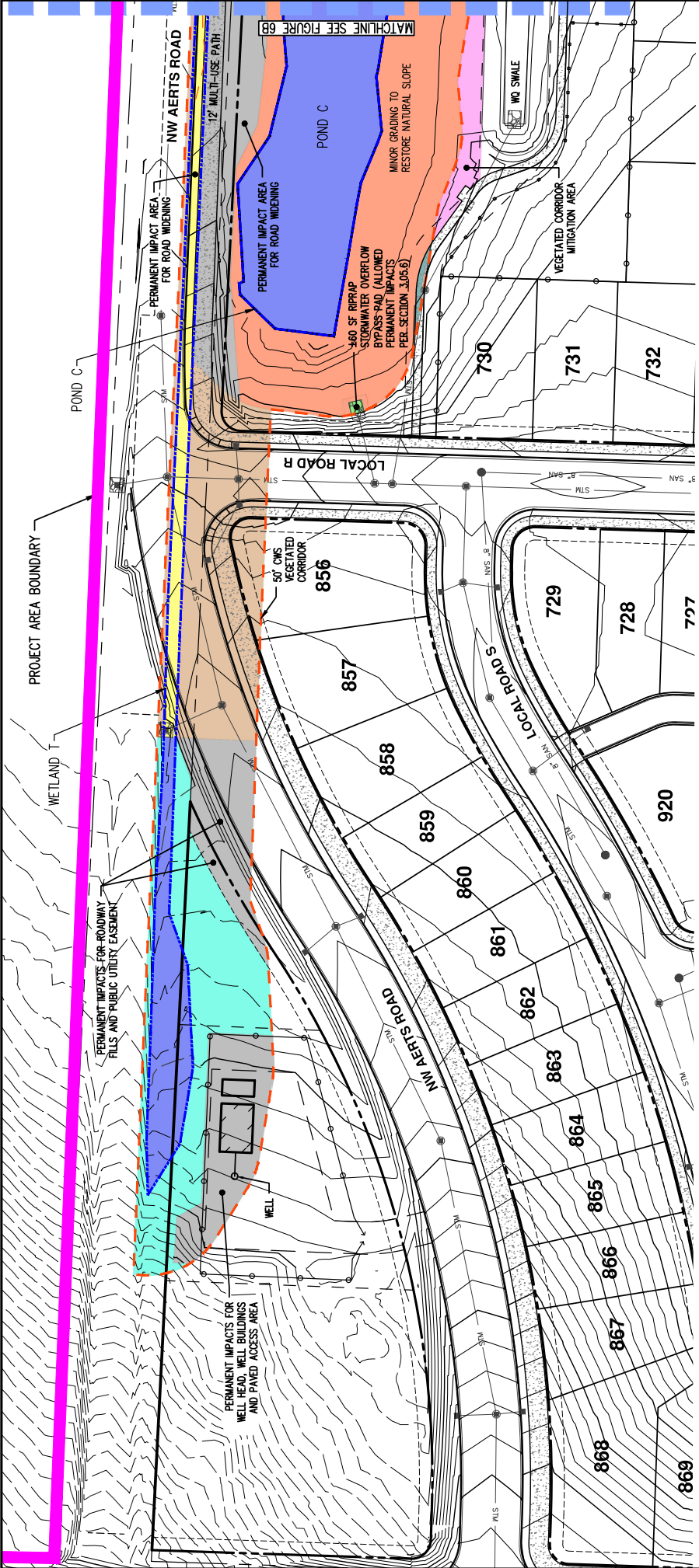
DRWN: CRH
 CHKD: SKD
 DATE: 05/14/2024

CWS FILE NO. 24-000758
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SAV Date 6/5/2024
 SPL ATTACHMENT 1 OF 12

LEGEND (COLOR CODED)

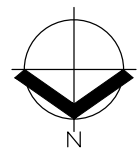
AREA DESCRIPTION	TOTAL
WETLAND/POND - EXISTING AREA TO REMAIN	±392,265 SF
WATER - PERMANENT IMPACT AREA	±45 SF
WETLAND - PERMANENT IMPACT AREA (MITIGATED FOR BY PURCHASE OF WETLAND MITIGATION BANK CREDITS)	±17,877 SF
VEGETATED CORRIDOR - TO BE ENHANCED TO GOOD CONDITION	±61,797 SF
VEGETATED CORRIDOR - TEMPORARY IMPACT AREA TO BE RESTORED TO GOOD CONDITION	±210,219 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA TO BE MITIGATED	±59,669 SF
VEGETATED CORRIDOR - ALLOWED PERMANENT IMPACT AREA PER SECTION 10.6.6	±316 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA ADJACENT TO WETLAND FILL TO BE MITIGATED THROUGH BANK PURCHASES	±60,979 SF
VEGETATED CORRIDOR - REPLACEMENT MITIGATION AREA	±59,669 SF
VEGETATED CORRIDOR - PUBLIC BENEFIT MITIGATION AREA	±60,979 SF
VEGETATED CORRIDOR - FIRST 3' OF FAH ALLOWED WITHOUT MITIGATION PER 3.05.04.4	±7,460 SF





LEGEND (COLOR CODED)

AREA DESCRIPTION	TOTAL
WETLAND/POND - EXISTING AREA TO REMAIN:	±392,265 SF
WATER - PERMANENT IMPACT AREA:	±45 SF
WETLAND - PERMANENT IMPACT AREA (MITIGATED FOR BY PURCHASE OF WETLAND MITIGATION BANK CREDITS):	±17,877 SF
VEGETATED CORRIDOR - TO BE ENHANCED TO GOOD CONDITION:	±61,797 SF
VEGETATED CORRIDOR - TEMPORARY IMPACT AREA TO BE RESTORED TO GOOD CONDITION:	±20,219 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA TO BE MITIGATED:	±59,668 SF
VEGETATED CORRIDOR - ALLOWED PERMANENT IMPACT AREA PER SECTION 3.05.6:	±315 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA ADJACENT TO WETLAND FILL TO BE MITIGATED THROUGH BANK PURCHASE:	±60,979 SF
VEGETATED CORRIDOR - REPLACEMENT MITIGATION AREA:	±59,668 SF
VEGETATED CORRIDOR - PUBLIC BENEFIT MITIGATION AREA:	±60,979 SF
VEGETATED CORRIDOR - FIRST 3' OF PATH ALLOWED WITHOUT MITIGATION PER 3.05.8.A.4:	±7,460 SF



SCALE: 1" = 60 FEET

ORIGINAL PAGE SIZE: 11" x 17"

DATE: 05/14/2024

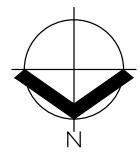
FIGURE
NATURAL RESOURCES SITE PLAN
 AERTS ADDITION MASTER PLANNED DEVELOPMENT TIER II SITE ASSESSMENT REPORT
6A
 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM
 4920-01

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 Clean Water Services
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 By SAE Date 6/5/2024
 SPL ATTACHMENT 2 OF 12



LEGEND (COLOR CODED)

AREA DESCRIPTION	TOTAL
WETLAND/POND - EXISTING AREA TO REMAIN:	±392,265 SF
WATER - PERMANENT IMPACT AREA:	±45 SF
WETLAND - PERMANENT IMPACT AREA (MITIGATED FOR BY PURCHASE OF WETLAND MITIGATION BANK CREDITS):	±17,877 SF
VEGETATED CORRIDOR - TO BE ENHANCED TO GOOD CONDITION:	±61,797 SF
VEGETATED CORRIDOR - TEMPORARY IMPACT AREA TO BE RESTORED TO GOOD CONDITION:	±210,219 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA TO BE MITIGATED:	±59,669 SF
VEGETATED CORRIDOR - ALLOWED PERMANENT IMPACT AREA PER SECTION 3.05.6:	±315 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA ADJACENT TO WETLAND FILL TO BE MITIGATED THROUGH BANK PURCHASE:	±60,979 SF
VEGETATED CORRIDOR - REPLACEMENT MITIGATION AREA:	±59,669 SF
VEGETATED CORRIDOR - PUBLIC BENEFIT MITIGATION AREA:	±60,979 SF
VEGETATED CORRIDOR - FIRST 1/3 OF PATH ALLOWED WITHOUT MITIGATION PER 3.05.8.4.4:	±7,460 SF



SCALE: 1" = 60 FEET

ORIGINAL PAGE SIZE: 11" x 17"

DATE: 05/14/2024

FIGURE

NATURAL RESOURCES SITE PLAN

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
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FOR ENVIRONMENTAL REVIEW
By: *[Signature]* Date: 6/5/2024
SPL ATTACHMENT 3 OF 12

FIGURE

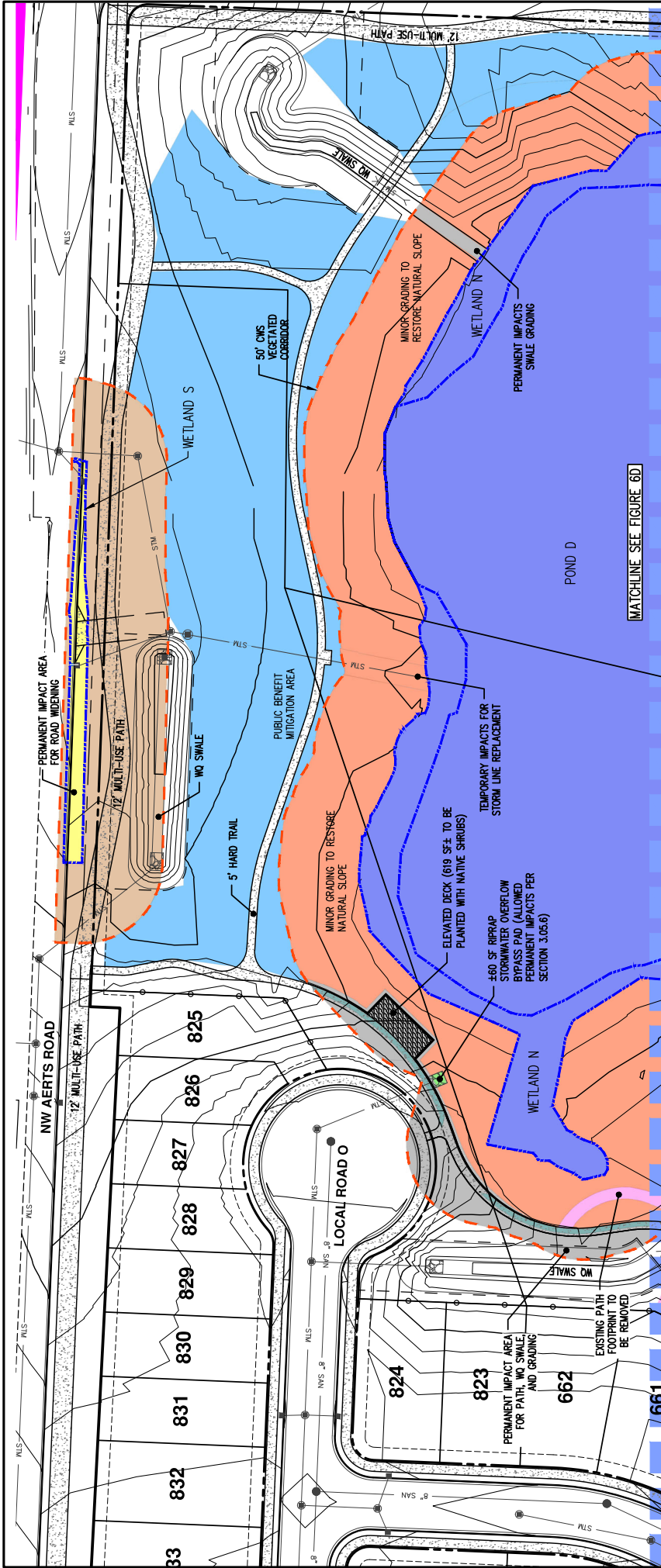
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DRWN: CRH

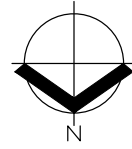
CHKD: SKD

AKS JOB:

4920-01



MATCHLINE SEE FIGURE 6D



SCALE: 1" = 60 FEET

60 ORIGINAL PAGE SIZE: 11" x 17"

DATE: 05/14/2024

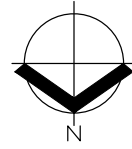
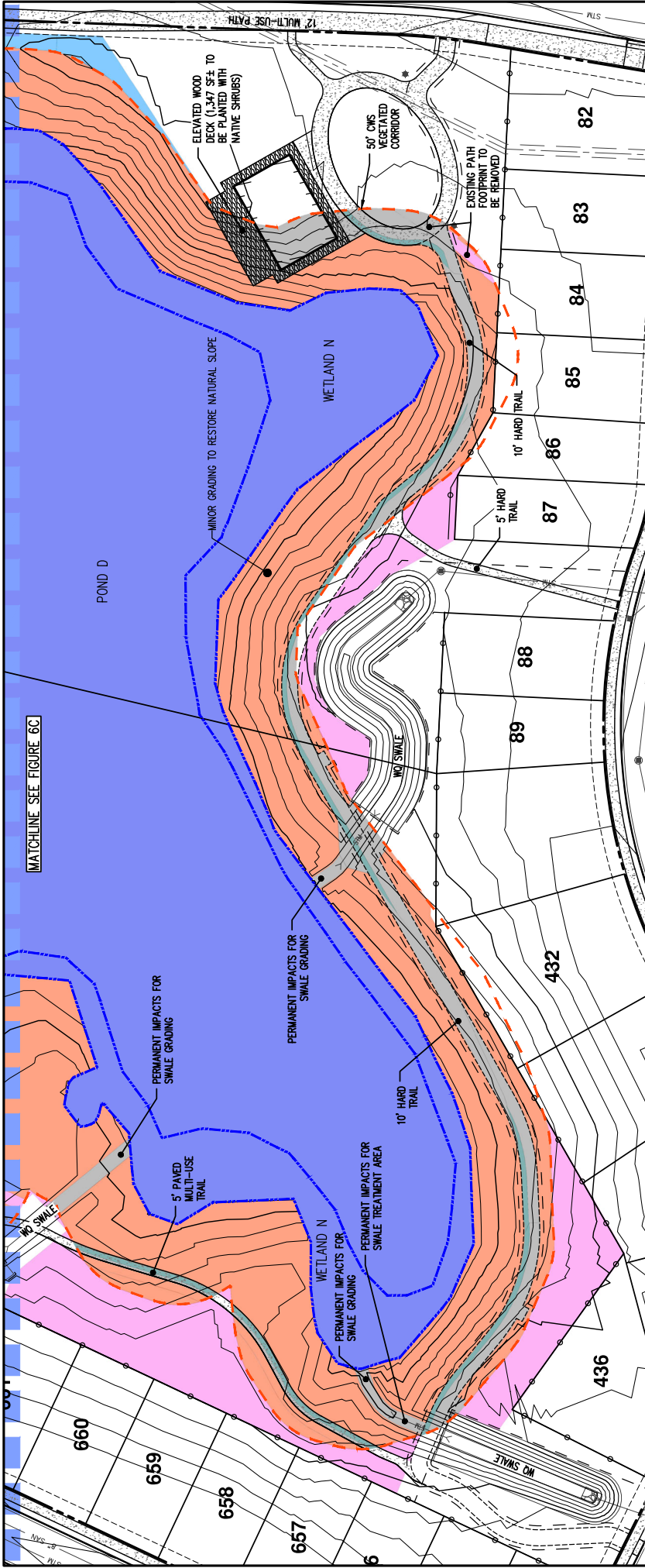
FIGURE
NATURAL RESOURCES SITE PLAN
 AERTS ADDITION MASTER PLANNED DEVELOPMENT TIER II SITE ASSESSMENT REPORT
AKS ENGINEERING & FORESTRY, LLC
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 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM

DRWN: CRH
 CHKD: SKD
 AKS JOB: 4920-01

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 Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By *[Signature]* Date 6/5/2024
 SPL ATTACHMENT 4 OF 12

LEGEND (COLOR CODED)

AREA DESCRIPTION	TOTAL
WETLAND/POND - EXISTING AREA TO REMAIN	+392,265 SF
WATER - PERMANENT IMPACT AREA	+44 SF
WETLAND - PERMANENT IMPACT AREA (OUTAGED FOR BY PURCHASE OF WETLAND MITIGATION BANK CREDITS)	+17,877 SF
VEGETATED CORRIDOR - TO BE ENHANCED TO GOOD CONDITION	+61,797 SF
VEGETATED CORRIDOR - TEMPORARY IMPACT AREA TO BE RESTORED TO GOOD CONDITION	+210,219 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA TO BE MITIGATED	+59,689 SF
VEGETATED CORRIDOR - ALLOWED PERMANENT IMPACT AREA PER SECTION 3.05.6	+315 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA ADJACENT TO WETLAND FILL TO BE MITIGATED THROUGH BANK PURCHASE	+60,979 SF
VEGETATED CORRIDOR - REPLACEMENT MITIGATION AREA	+59,689 SF
VEGETATED CORRIDOR - PUBLIC BENEFIT MITIGATION AREA	+60,979 SF
VEGETATED CORRIDOR - FIRST 3% OF PATH ALLOWED WITHOUT MITIGATION PER 3.05.6.A.4	+7,460 SF



SCALE: 1" = 60 FEET



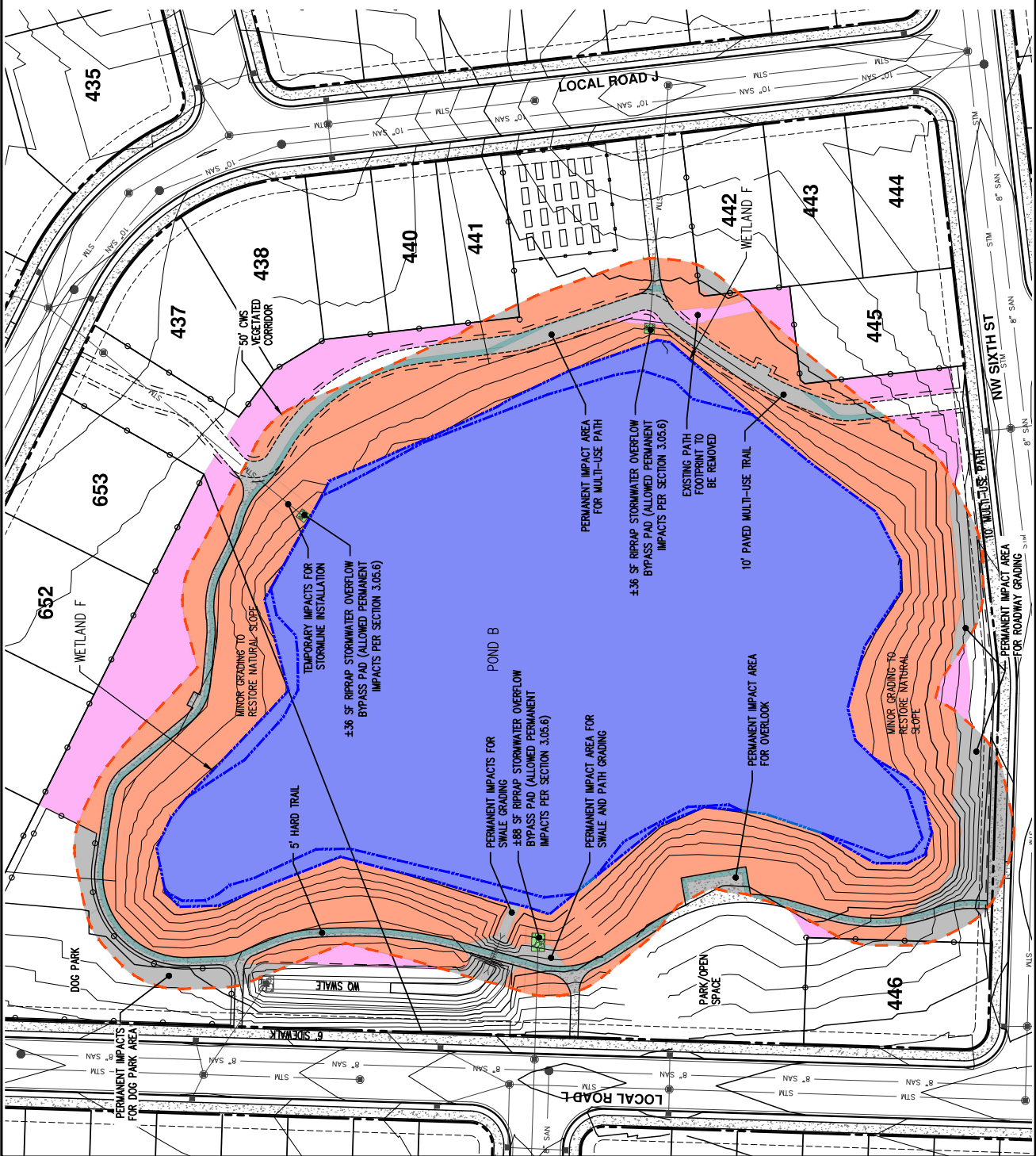
DATE: 05/14/2024

FIGURE
NATURAL RESOURCES SITE PLAN
 AERTS ADDITION MASTER PLANNED DEVELOPMENT TIER II SITE ASSESSMENT REPORT
6D
 AKS ENGINEERING & FORESTRY, LLC
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 By: CWS Date: 6/5/2024
 SPL ATTACHMENT 5 OF 12

LEGEND (COLOR CODED)

AREA DESCRIPTION	TOTAL
WETLAND/POND - EXISTING AREA TO REMAIN	+392,265 SF
WATER - PERMANENT IMPACT AREA	+45 SF
WETLAND - PERMANENT IMPACT AREA (MITIGATED FOR BY PURCHASE OF WETLAND MITIGATION BANK CREDITS)	+17,877 SF
VEGETATED CORRIDOR - TO BE ENHANCED TO GOOD CONDITION	+61,797 SF
VEGETATED CORRIDOR - TEMPORARY IMPACT AREA TO BE RESTORED TO GOOD CONDITION	+20,219 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA TO BE MITIGATED	+59,669 SF
VEGETATED CORRIDOR - ALLOWED PERMANENT IMPACT AREA PER SECTION 3.05.6	+315 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA ADJACENT TO WETLAND FILL TO BE MITIGATED THROUGH BANK PURCHASE	+60,979 SF
VEGETATED CORRIDOR - REPLACEMENT MITIGATION AREA	+59,669 SF
VEGETATED CORRIDOR - PUBLIC BENEFIT MITIGATION AREA	+60,979 SF
VEGETATED CORRIDOR - FIRST 3% OF PATH ALLOWED WITHOUT MITIGATION FEE 3.05.6.A.4	+7,460 SF



LEGEND (COLOR CODED)

AREA DESCRIPTION	TOTAL
WETLAND/POND - EXISTING AREA TO REMAIN	±392,265 SF
WATER - PERMANENT IMPACT AREA	±45 SF
WETLAND - PERMANENT IMPACT AREA (MITIGATED FOR BY PURCHASE OF WETLAND MITIGATION BANK CREDITS)	±17,877 SF
VEGETATED CORRIDOR - TO BE ENHANCED TO GOOD CONDITION	±61,797 SF
VEGETATED CORRIDOR - TEMPORARY IMPACT AREA TO BE RESTORED TO GOOD CONDITION	±210,215 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA TO BE MITIGATED	±59,669 SF
VEGETATED CORRIDOR - ALLOWED PERMANENT IMPACT AREA PER SECTION 3.05.6	±315 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA ADJACENT TO WETLAND TO BE MITIGATED THROUGH BANK PURCHASE	±60,979 SF
VEGETATED CORRIDOR - REPLACEMENT MITIGATION AREA	±59,669 SF
VEGETATED CORRIDOR - PUBLIC BENEFIT MITIGATION AREA	±60,979 SF
VEGETATED CORRIDOR - FIRST 3' OF PATH ALLOWED WITHOUT MITIGATION PER 3.05.6.A.4	±7,460 SF

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 By SMB Date 6/5/2024
 SPL ATTACHMENT 6 OF 12



SCALE: 1" = 60 FEET



DATE: 05/14/2024

FIGURE

NATURAL RESOURCES SITE PLAN

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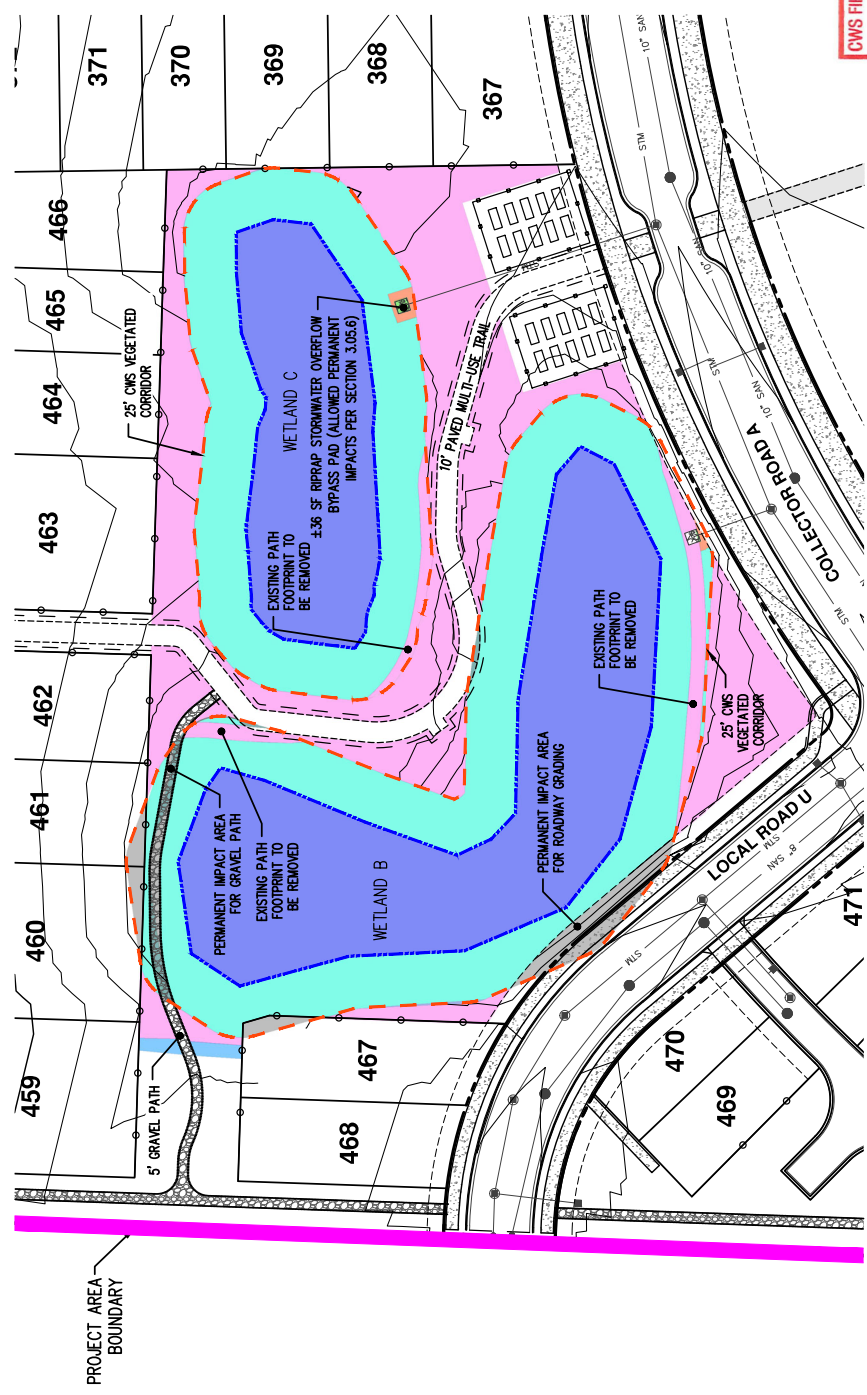
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CWS FILE NO. 24-000758
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 Clean Water Services
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 By: SVB Date: 6/5/2024
 SPL ATTACHMENT 7 OF 12



LEGEND (COLOR CODED)

AREA DESCRIPTION	TOTAL
WETLAND/POND - EXISTING AREA TO REMAIN	±392,265 SF
WATER - PERMANENT IMPACT AREA	445 SF
WETLAND - PERMANENT IMPACT AREA (MITIGATED FOR BY PURCHASE OF WETLAND MITIGATION BANK CREDITS)	±17,877 SF
VEGETATED CORRIDOR - TO BE ENHANCED TO GOOD CONDITION	±61,797 SF
VEGETATED CORRIDOR - TEMPORARY IMPACT AREA TO BE RESTORED TO GOOD CONDITION	±210,219 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA TO BE MITIGATED	±58,669 SF
VEGETATED CORRIDOR - ALLOWED PERMANENT IMPACT AREA PER SECTION 3.05.6	±315 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA ADJACENT TO WETLAND FILL TO BE MITIGATED THROUGH BANK PURCHASES	±60,979 SF
VEGETATED CORRIDOR - REPLACEMENT MITIGATION AREA	±59,669 SF
VEGETATED CORRIDOR - PUBLIC BENEFIT MITIGATION AREA	±60,979 SF
VEGETATED CORRIDOR - FIRST 3' OF PATH ALLOWED WITHOUT MITIGATION PER 3.05.6.A.4	±7,460 SF

DATE: 05/14/2024

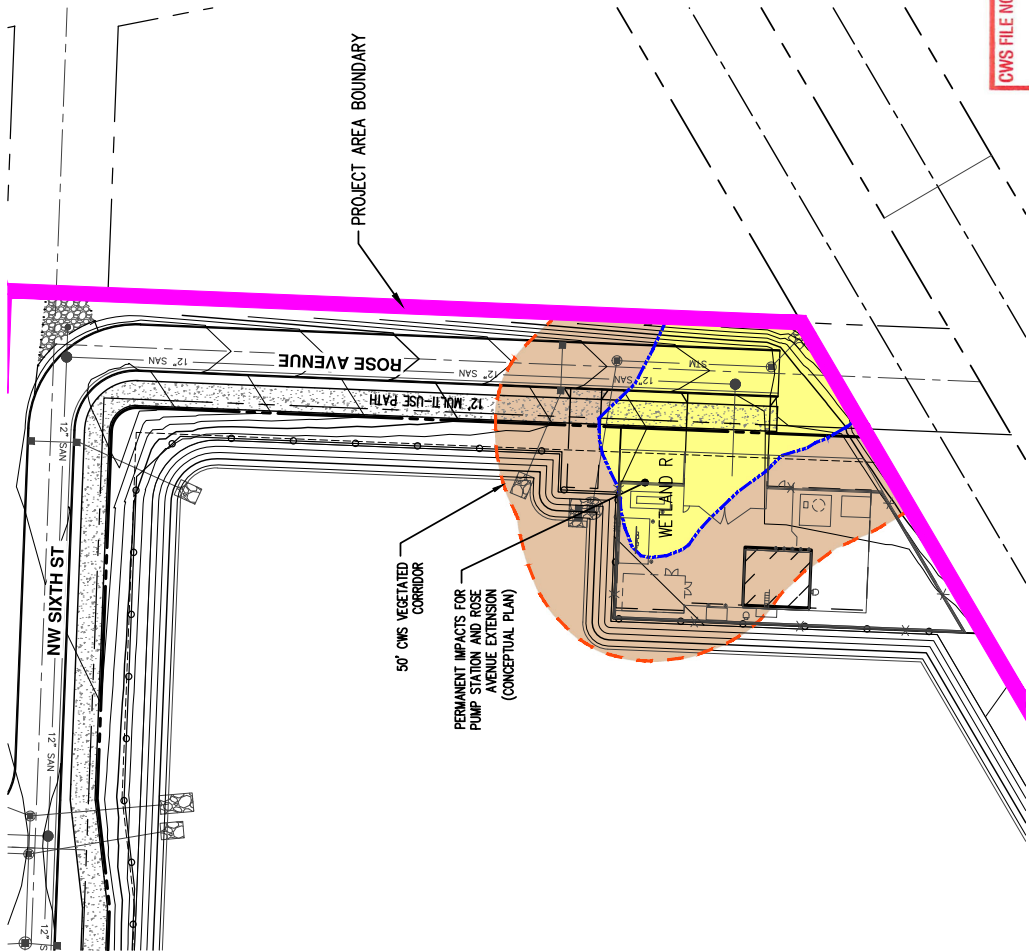
FIGURE
NATURAL RESOURCES SITE PLAN
 6F

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM

AKS JOB: 4920-01

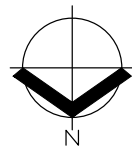
AKS
 DRWN: CRH
 CHKD: SKD
 DATE: 05/14/2024

AKS ADDITION MASTER PLANNED DEVELOPMENT TIER II SITE ASSESSMENT REPORT



LEGEND (COLOR CODED)

AREA DESCRIPTION	TOTAL
WETLAND/POND - EXISTING AREA TO REMAIN:	±392,265 SF
WATER - PERMANENT IMPACT AREA:	±45 SF
WETLAND - PERMANENT IMPACT AREA (MITIGATED FOR BY PURCHASE OF WETLAND MITIGATION BANK CREDITS):	±17,877 SF
VEGETATED CORRIDOR - TO BE ENHANCED TO GOOD CONDITION:	±61,797 SF
VEGETATED CORRIDOR - TEMPORARY IMPACT AREA TO BE RESTORED TO GOOD CONDITION:	±210,219 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA TO BE MITIGATED:	±59,669 SF
VEGETATED CORRIDOR - ALLOWED PERMANENT IMPACT AREA PER SECTION 3.05.6:	±315 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA ADJACENT TO WETLAND FILE TO BE MITIGATED THROUGH BANK PURCHASE:	±60,979 SF
VEGETATED CORRIDOR - REPLACEMENT MITIGATION AREA:	±59,669 SF
VEGETATED CORRIDOR - PUBLIC BENEFIT MITIGATION AREA:	±66,979 SF
VEGETATED CORRIDOR - FIRST 3' OF PATH ALLOWED WITHOUT MITIGATION PER 3.05.8.A.4:	±7,460 SF



SCALE: 1" = 60 FEET



DATE: 05/14/2024

FIGURE

NATURAL RESOURCES SITE PLAN

6G

AERT'S ADDITION MASTER PLANNED DEVELOPMENT TIER II SITE ASSESSMENT REPORT

AKS ENGINEERING & FORESTRY, LLC

12965 SW HERMAN RD, STE 100

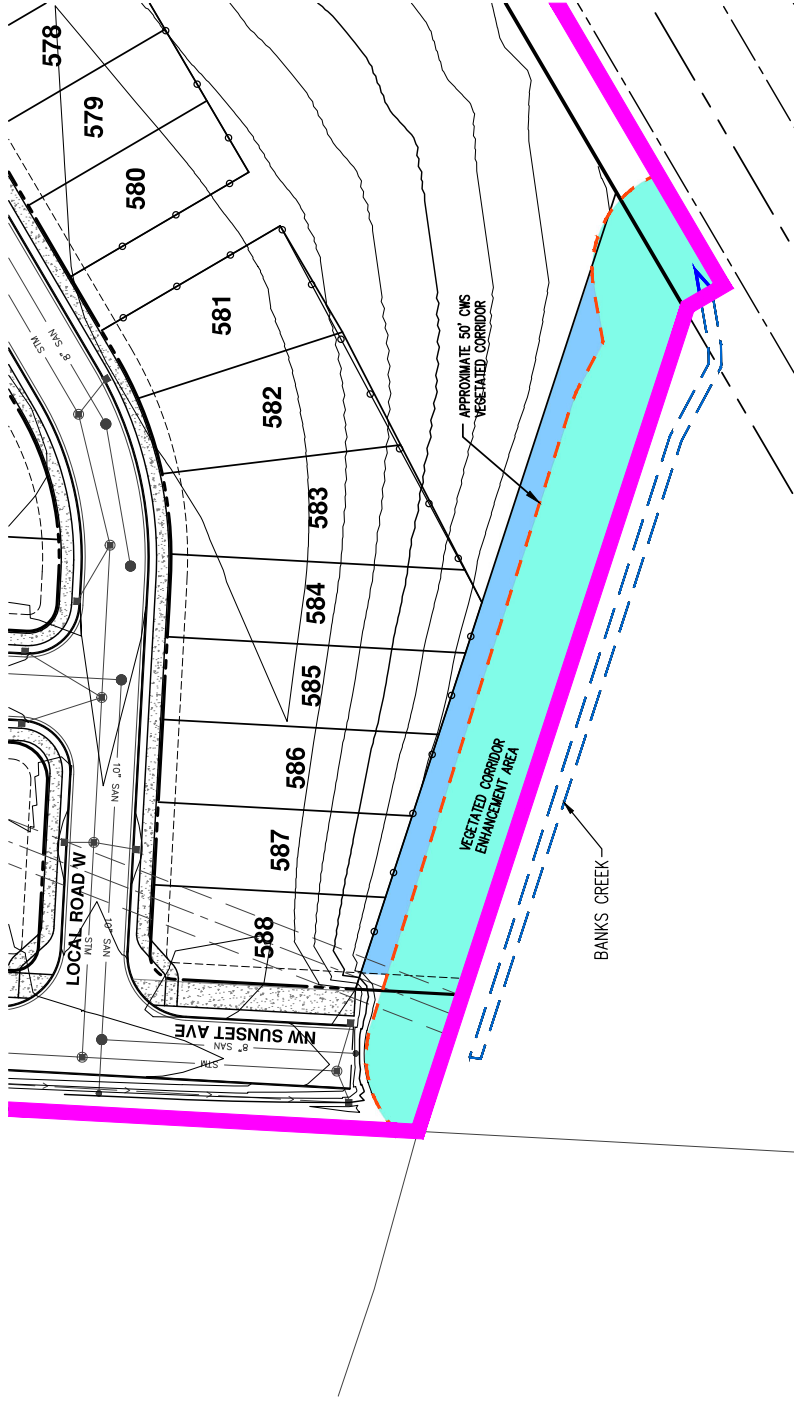
TUALATIN, OR 97062

AKS JOB: 4920-01

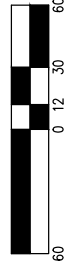
503.563.6151 WWW.AKS-ENG.COM



CWS FILE NO. 24-000758
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By JMB Date 6/5/2024
 SPL ATTACHMENT 8 OF 12



SCALE: 1" = 60 FEET



DATE: 05/14/2024

FIGURE

NATURAL RESOURCES SITE PLAN

AKS ENGINEERING & FORESTRY, LLC
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LEGEND (COLOR CODED)

AREA DESCRIPTION	TOTAL
WETLAND/POND - EXISTING AREA TO REMAIN	±392,265 SF
WATER - PERMANENT IMPACT AREA	±45 SF
WETLAND - PERMANENT IMPACT AREA (MITIGATED FOR BY PURCHASE OF WETLAND MITIGATION BANK CREDITS)	±17,877 SF
VEGETATED CORRIDOR - TO BE ENHANCED TO GOOD CONDITION	±81,797 SF
VEGETATED CORRIDOR - TEMPORARY IMPACT AREA TO BE RESTORED TO GOOD CONDITION	±210,219 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA TO BE MITIGATED	±59,669 SF
VEGETATED CORRIDOR - ALLOWED PERMANENT IMPACT AREA PER SECTION 10.6.6	±316 SF
VEGETATED CORRIDOR - PERMANENT IMPACT AREA ADJACENT TO WETLAND FILL TO BE MITIGATED THROUGH BANK PURCHASES	±60,979 SF
VEGETATED CORRIDOR - REPLACEMENT MITIGATION AREA	±59,669 SF
VEGETATED CORRIDOR - PUBLIC BENEFIT MITIGATION AREA	±60,979 SF
VEGETATED CORRIDOR - FIRST 3' OF PATH ALLOWED WITHOUT MITIGATION PER 3.05.6.4.4	±7,460 SF

Aerts Addition Master Plan – Vegetated Corridor Enhancement Planting Specifications

Table 1 shows planting specifications for the enhancement of ±61,797 square feet of “degraded” condition vegetated corridor to “good” condition, Table 2 shows planting specifications for the restoration of ±210,219 square feet of temporary vegetated corridor encroachment, and Table 3 shows ±59,669 square feet of replacement mitigation based on the requirements outlined by CWS in Design and construction Standards R&O 19-5, Appendix A. Table 4 shows ±60,979 square feet of public benefit area mitigation to be planted to “good” condition and Table 5 shows ±1,966 square feet of native low growing shrubs to be planted beneath elevated decks.

Total planting area ±394,630 square feet

Table 1: DEGRADED CONDITION VC ENHNACMENT: ±61,797 square foot enhancement area:

Scientific Name	Common Name	Size*	Spacing/Seeding Rate	Quantity
Trees (total 618) = sf x 0.01**				
<i>Alnus Rubra</i>	red alder	1 gallon	10 feet on center	124
<i>Crataegus douglasii</i>	Douglas hawthorn	2 gallon	10 feet on center	124
<i>Salix lasiandra</i>	Pacific willow	1 gallon	10 feet on center	124
<i>Prunus emarginata</i>	bitter cherry	1 gallon	10 feet on center	124
<i>Malus fusca</i>	Pacific crabapple	1 gallon	4-5 feet on center	122
Shrubs (total 3,090) = sf x 0.05**				
<i>Mahonia aquifolium</i>	tall Oregon grape	1 gallon	4-5 feet on center	346
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	343
<i>Amelanchier alnifolia</i>	Western serviceberry	1 gallon	4-5 feet on center	343
<i>Rosa pisocarpa</i>	swamp rose	1 gallon	4-5 feet on center	343
<i>Oemleria cerasiformis</i>	Oso-berry	1 gallon	4-5 feet on center	343
<i>Cornus sericea</i>	red-osier dogwood	1 gallon	4-5 feet on center	343
<i>Physocarpus capitatus</i>	Pacific ninebark	1 gallon	4-5 feet on center	343
<i>Rubus spectabilis</i>	salmonberry	1 gallon	4-5 feet on center	343
<i>Spiraea Douglassi</i>	spirea	1 gallon	4-5 feet on center	343
Seed Mix/Plug¹				
<i>Bromus carinatus</i>	native California brome	seed	As needed for bare soil areas >25 square feet	
<i>Elymus glaucus</i>	Blue wildrye	seed		

¹ Bosky Dell Natives, Heritage Seedlings, Jonny Native Seed, and Scholls Valley Native Nursery offer custom seed mixes for Pacific Northwest native plants.

*Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

**Minimum quantities to be planted.



Table 2: VC RESTORATION MITIGATION: +210,219 square foot temporary impact restoration area:

Scientific Name	Common Name	Size*	Spacing/Seeding Rate	Quantity
Trees (total 2,102) = sf x 0.01**				
<i>Alnus Rubra</i>	red alder	1 gallon	10 feet on center	422
<i>Crataegus douglasii</i>	Douglas hawthorn	2 gallon	10 feet on center	420
<i>Salix lasiandra</i>	Pacific willow	1 gallon	10 feet on center	420
<i>Prunus emarginata</i>	bitter cherry	1 gallon	10 feet on center	420
<i>Malus fusca</i>	Pacific crabapple	1 gallon	4-5 feet on center	420
Shrubs (total 10,510) = sf x 0.05**				
<i>Mahonia aquifolium</i>	tall Oregon grape	1 gallon	4-5 feet on center	1,168
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	1,168
<i>Amelanchier alnifolia</i>	Western serviceberry	1 gallon	4-5 feet on center	1,168
<i>Rosa pisocarpa</i>	swamp rose	1 gallon	4-5 feet on center	1,168
<i>Oemleria cerasiformis</i>	Oso-berry	1 gallon	4-5 feet on center	1,168
<i>Cornus sericea</i>	red-osier dogwood	1 gallon	4-5 feet on center	1,168
<i>Physocarpus capitatus</i>	Pacific ninebark	1 gallon	4-5 feet on center	1,168
<i>Rubus spectabilis</i>	salmonberry	1 gallon	4-5 feet on center	1,167
<i>Spiraea Douglassi</i>	spirea	1 gallon	4-5 feet on center	1,167
Seed Mix/Plug¹				
<i>Bromus carinatus</i>	native California brome	seed	As needed for bare soil	
<i>Elymus glaucus</i>	Blue wildrye	seed		

Trees not proposed to be planted over utilities.

¹ Bosky Dell Natives, Heritage Seedlings, Jonny Native Seed, and Scholls Valley Na for Pacific Northwest native plants.

*Bare root plants may be substituted for container plants based on availability must be planted during the late winter/early spring dormancy period.

**Minimum quantities to be planted.



Table 3: REPLACEMENT MITIGATION: +59,669 square foot planting area.

Scientific Name	Common Name	Size*	Spacing/Seeding Rate	Quantity
Trees (total 597) = sf x 0.01**				
<i>Alnus Rubra</i>	red alder	1 gallon	10 feet on center	120
<i>Crataegus douglasii</i>	Douglas hawthorn	2 gallon	10 feet on center	120
<i>Salix lasiandra</i>	Pacific willow	1 gallon	10 feet on center	119
<i>Prunus emarginata</i>	bitter cherry	1 gallon	10 feet on center	119
<i>Malus fusca</i>	Pacific crabapple	1 gallon	4-5 feet on center	119
Shrubs (total 2,983) = sf x 0.05**				
<i>Mahonia aquifolium</i>	tall Oregon grape	1 gallon	4-5 feet on center	337
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	336
<i>Amelanchier alnifolia</i>	Western serviceberry	1 gallon	4-5 feet on center	330
<i>Rosa pisocarpa</i>	swamp rose	1 gallon	4-5 feet on center	330
<i>Oemleria cerasiformis</i>	Oso-berry	1 gallon	4-5 feet on center	330
<i>Cornus sericea</i>	red-osier dogwood	1 gallon	4-5 feet on center	330
<i>Physocarpus capitatus</i>	Pacific ninebark	1 gallon	4-5 feet on center	330
<i>Rubus spectabilis</i>	salmonberry	1 gallon	4-5 feet on center	330
<i>Spiraea Douglassi</i>	spirea	1 gallon	4-5 feet on center	330

Seed Mix/Plug ¹			
<i>Bromus carinatus</i>	native California brome	seed	As needed for bare soil areas >25 square feet
<i>Elymus glaucus</i>	Blue wildrye	seed	

¹ Bosky Dell Natives, Heritage Seedlings, Jonny Native Seed, and Scholls Valley Native Nursery offer custom seed mixes for Pacific Northwest native plants.

*Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

**Minimum quantities to be planted.

Table 4: PUBLIC BENEFIT MITIGATION: +60,979 square foot planting area:

Scientific Name	Common Name	Size*	Spacing/Seeding Rate	Quantity
Trees (total 610) = sf x 0.01**				
<i>Alnus Rubra</i>	red alder	1 gallon	10 feet on center	122
<i>Crataegus douglasii</i>	Douglas hawthorn	2 gallon	10 feet on center	122
<i>Salix lasiandra</i>	Pacific willow	1 gallon	10 feet on center	122
<i>Prunus emarginata</i>	bitter cherry	1 gallon	10 feet on center	122
<i>Malus fusca</i>	Pacific crabapple	1 gallon	4-5 feet on center	122
Shrubs (total 3,049) = sf x 0.05**				
<i>Mahonia aquifolium</i>	tall Oregon grape	1 gallon	4-5 feet on center	339
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	339
<i>Amelanchier alnifolia</i>	Western serviceberry	1 gallon	4-5 feet on center	339
<i>Rosa pisocarpa</i>	swamp rose	1 gallon	4-5 feet on center	339
<i>Oemleria cerasiformis</i>	Oso-berry	1 gallon	4-5 feet on center	339
<i>Cornus sericea</i>	red-osier dogwood	1 gallon	4-5 feet on center	339
<i>Physocarpus capitatus</i>	Pacific ninebark	1 gallon	4-5 feet on center	339
<i>Rubus spectabilis</i>	salmonberry	1 gallon	4-5 feet on center	338
<i>Spiraea Douglassi</i>	spirea	1 gallon	4-5 feet on center	338
Seed Mix/Plug¹				
<i>Bromus carinatus</i>	native California brome	seed	As needed for bare soil areas >25 square feet	
<i>Elymus glaucus</i>	Blue wildrye	seed		

¹ Bosky Dell Natives, Heritage Seedlings, Jonny Native Seed, and Scholls Valley Native Nursery offer custom seed mixes for Pacific Northwest native plants.

*Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

**Minimum quantities to be planted.

Table 5: ENHANCEMENT PLANTING AREA BENEATH ELEVATED DECKS: +1,966 square foot planting area:

Scientific Name	Common Name	Size*	Spacing/Seeding Rate	Quantity
Shrubs (total 98) = sf x 0.05**				
<i>Mahonia aquifolium</i>	tall Oregon grape	1 gallon	4-5 feet on center	25
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	25
<i>Rosa pisocarpa</i>	swamp rose	1 gallon	4-5 feet on center	25
<i>Rubus spectabilis</i>	salmonberry	1 gallon	4-5 feet on center	23
Seed Mix/Plug¹				
<i>Bromus carinatus</i>	native California brome	seed		
<i>Elymus glaucus</i>	Blue wildrye	seed		

