

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 Tualatin</u>	Review Type:	<u>Tier 2 Analysis</u>
Site Address / Location:	<u>19000 SW 124th AVE</u> <u>Tualatin, OR 97062</u>	SPL Issue Date:	<u>January 31, 2023</u>
		SPL Expiration Date:	<u>January 30, 2025</u>

Applicant Information:

Name JACK DALTON
 Company ENVIRONMENTAL SCIENCE & ASSESSMENT
4831 NE FREMONT ST SUITE 2B
 Address PORTLAND OR 97213
 Phone/Fax (503) 478-0424
 E-mail: jack@esapdx.com

Owner Information:

Name TRACY BOWERS
 Company TUALATIN 124 LLC
 Address 9760 SW FERRMAN DR
WILSONVILLE OR 97070
 Phone/Fax (503) 682-3633
 E-mail: tbowers@ssiworld.com

Tax lot ID

2S127BB00100, 200

Development Activity

Industrial Development

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 50
Good/Marginal/Degraded
 Vegetated Corridor Condition: aded

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:

121,378

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Buildings, Loading Docks, Parking (Permanent Encroachment; Mitigation Required)</u>	<u>66,686</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site VC replacement (2S127BB00100 & 200)</u>	<u>67,804</u>
<u>Wetland enhancement as public benefit mitigation</u>	<u>59,048</u>
<u> </u>	<u> </u>

Conditions Attached Development Figures Attached (5) 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. **The applicant shall enhance all remaining existing Vegetated Corridor areas and the Vegetated Corridor replacement mitigation areas on tax lots 100 and 200 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. **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.**
14. 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.""
15. 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.

- 16. 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).
- 17. **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.**
- 18. **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.**
- 19. **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

- 20. **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.
- 21. **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).
- 22. **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.
- 23. 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.**

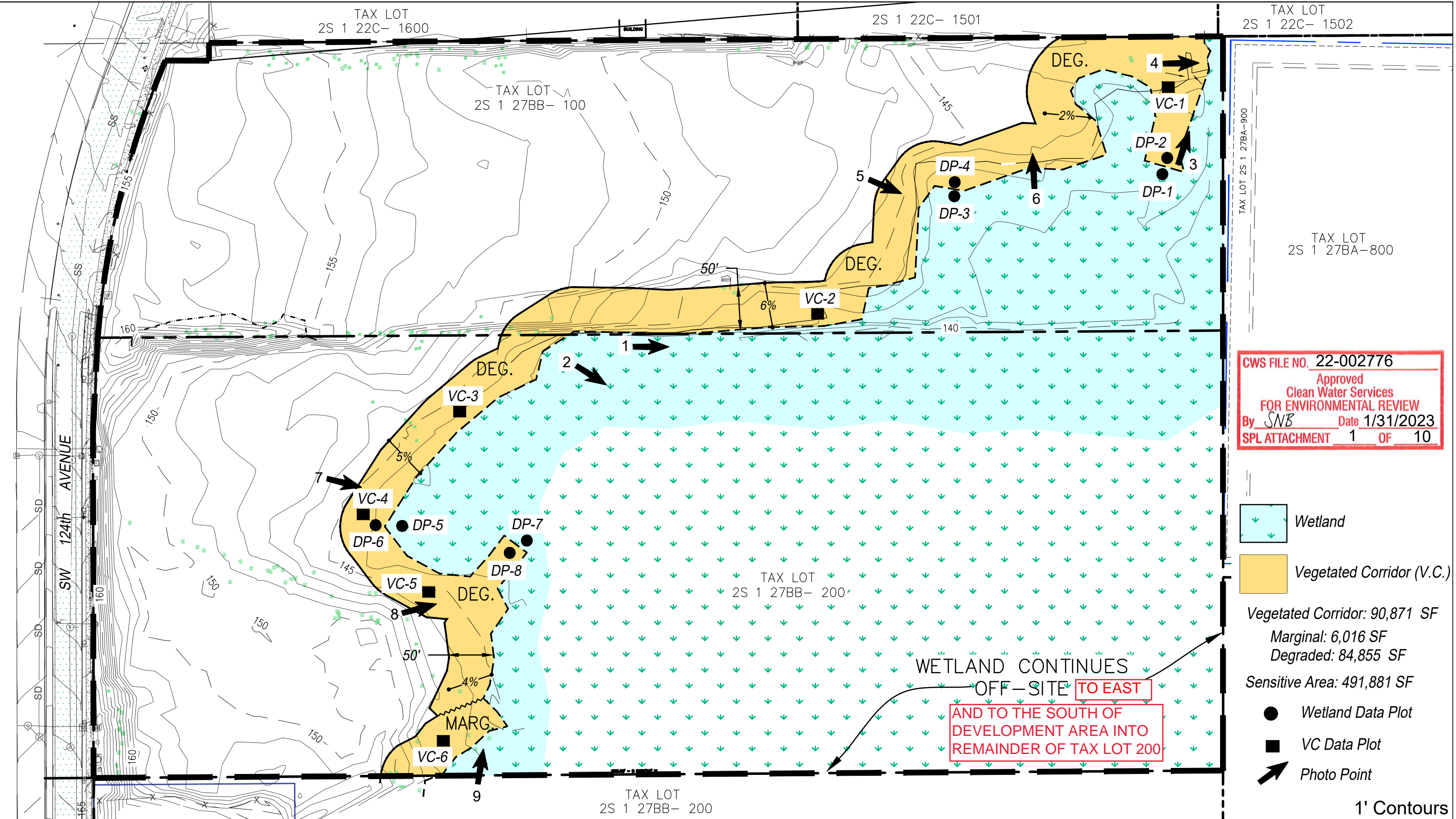
This Service Provider Letter is not valid unless CWS-approved site plan is attached.








**Stacy Benjamin
Environmental Plan Review**

Attachments (10)

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CWS FILE NO. 22-002776
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *SNB* Date 1/31/2023
 SPL ATTACHMENT 1 OF 10

-  Wetland
-  Vegetated Corridor (V.C.)
- Vegetated Corridor: 90,871 SF
- Marginal: 6,016 SF
- Degraded: 84,855 SF
- Sensitive Area: 491,881 SF
-  Wetland Data Plot
-  VC Data Plot
-  Photo Point

1' Contours

Environmental
 Science &
 Assessment, LLC



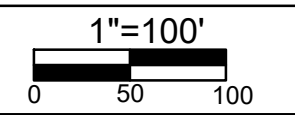
4831 NE Fremont St., Suite 2B
 Portland, OR 97213
 Phone: 503.478.0424
 www.esapdx.com

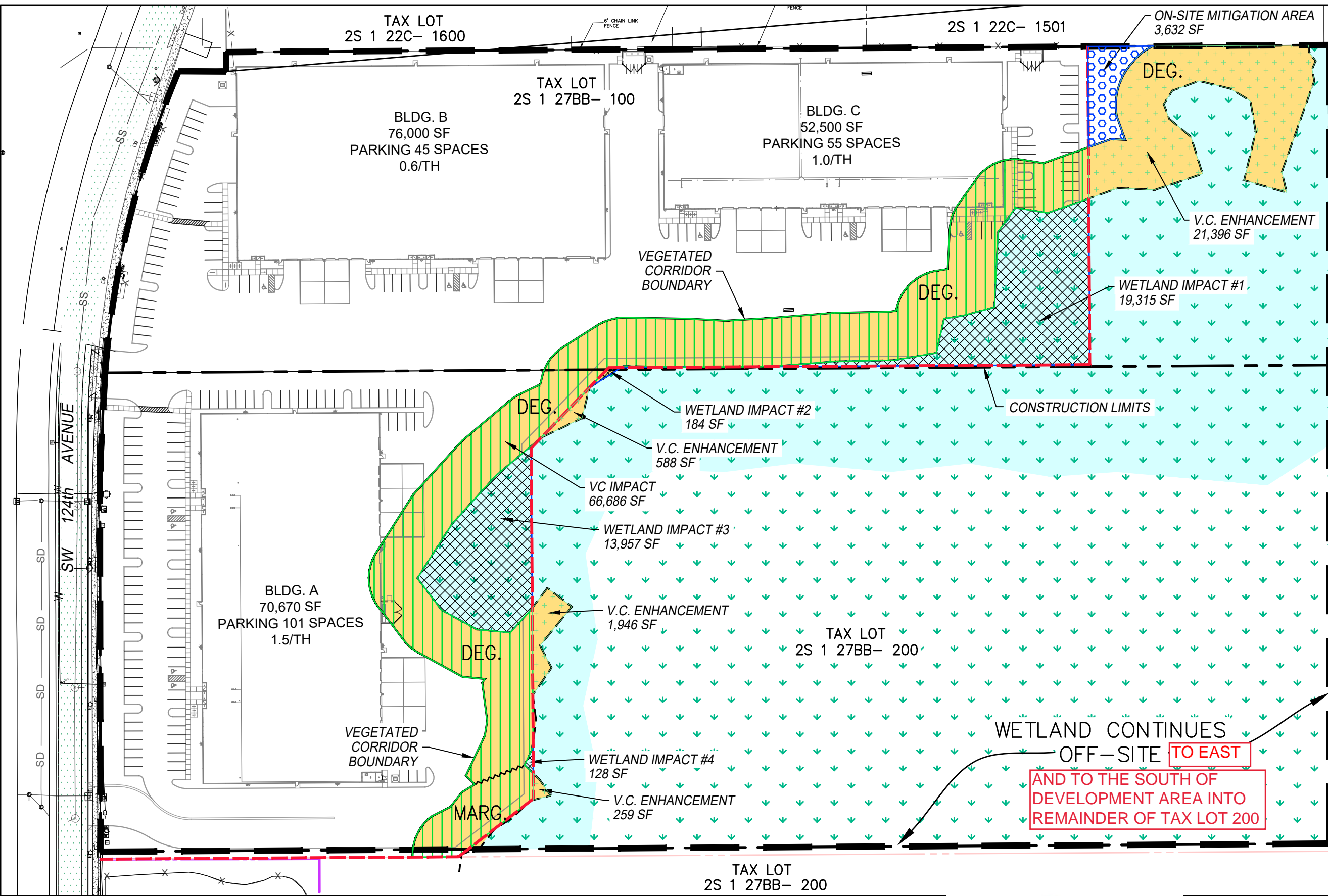
Existing Conditions Map SW 124th Avenue Tualatin, Oregon

Base Map Source:	Weddle Surveying, Inc.
Modified By:	KR/PD
Date:	10/10/22
Rev:	00/00
Proj. #	21028



Figure 3





SUMMARY

- Wetland
- Vegetated Corridor (V.C.)
- Wetland Impact
- V.C. Impact
- V.C. Enhancement
- On-Site Mitigation

Vegetated Corridor:	90,871 SF
Marginal:	6,016 SF
Degraded:	84,855 SF
Sensitive Area:	491,881 SF
IMPACTS:	
Wetland:	50,541 SF
V.C.:	66,686 SF
ON-SITE MITIGATION:	
Degraded:	3,632 SF
Trees:	37
Shrubs:	182
ON-SITE ENHANCEMENT:	
Marginal:	259 SF
Trees:	3
Shrubs:	13
Degraded:	23,926 SF
Trees:	239
Shrubs:	1,196

Environmental Science & Assessment, LLC

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SITE PLAN

SW 124th Avenue Tualatin, Oregon

CWS FILE NO. 22-002776
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FOR ENVIRONMENTAL REVIEW
By SNB Date 1/31/2023
SPL ATTACHMENT 2 OF 10

Base Map Source:	Weddle Surveying, Inc.
Modified By:	KR/PD
Date:	10/10/22
Rev:	00/00
Proj. #	21028

Figure 4

1"=100'

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CWS VC MITIGATION
SW 124th Avenue
Tualatin, Oregon

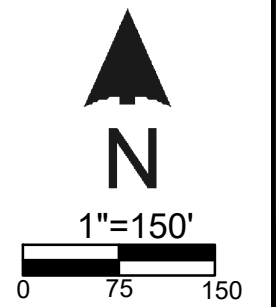


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Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 1/31/2023
SPL ATTACHMENT 3 OF 10

SUMMARY

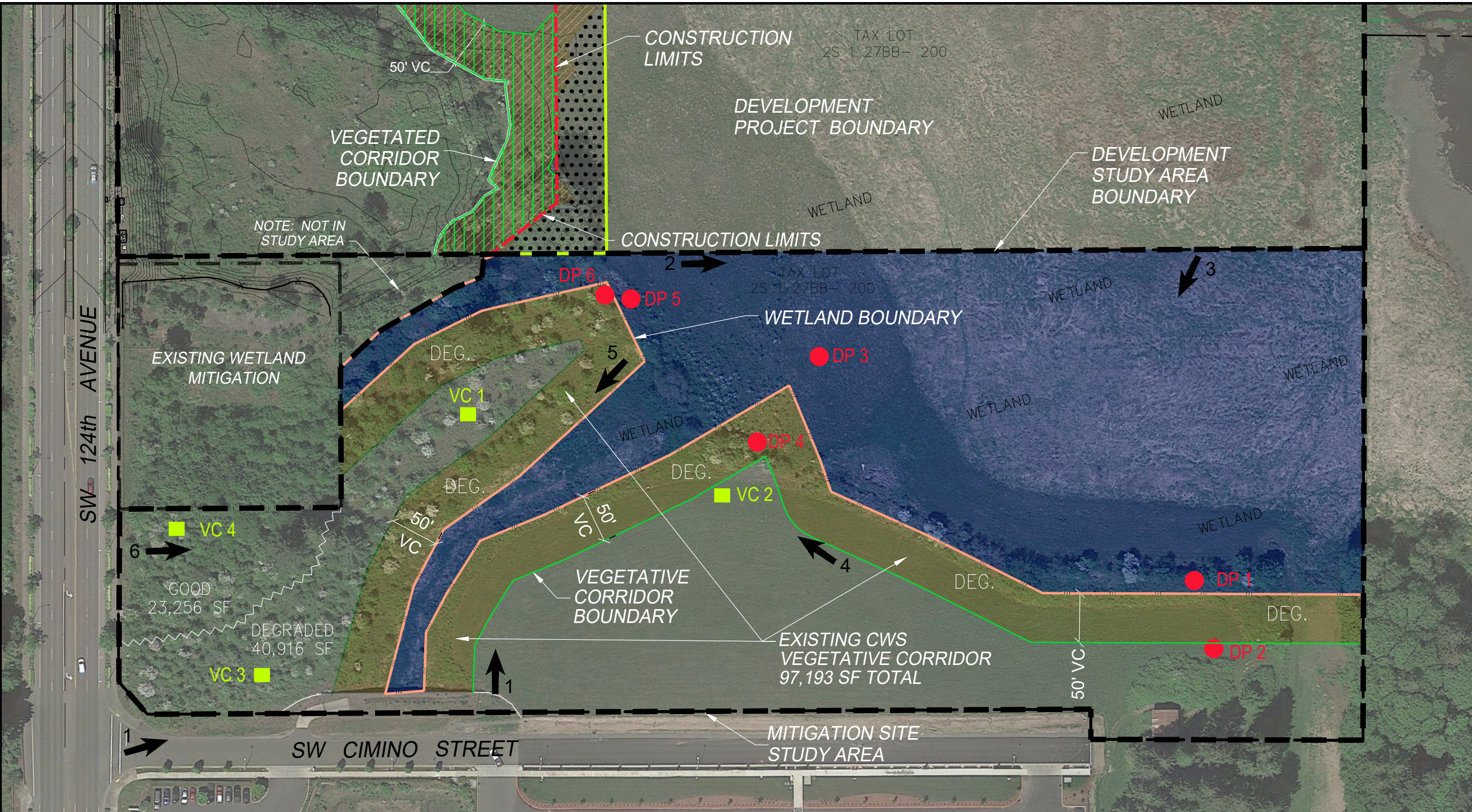
Total VC Encroachment:	66,686 SF
VC Mitigation (1:1 ratio)	66,686 SF
Wetland:	
Tax Lot 100	76,870 SF
Tax Lot 200	658,139 SF
TOTAL	735,009 SF
Wetland Impact:	50,541 SF
Wetland Mitigation Bank Credits (1:1)	
Tier 2 VC Mitigation - On-Site	
Wetland Enhancement	59,048 SF
VC Mitigation (1:1 Ratio)	
On-Site	3,632 SF
Off-Site	64,172 SF
TOTAL	67,804 SF
Additional Mitigation Over Impacts (1:1 Ratio)	1,118 SF

NOTE: See Figure 4 of Off-Site VC Mitigation Plan for Tree and Shrub Planting Quantities



Base Map Source:	Weddle Surveying, Inc.
Modified By:	KR/PD
Date:	10/10/22
Job:	21028
Rev:	1/6/2023

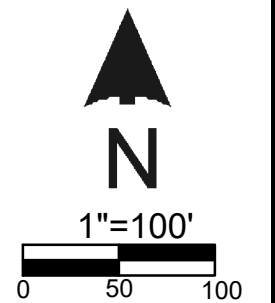
Figure 5



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MITIGATION SITE
 EXISTING CONDITIONS
 SW 124th Avenue
 Tualatin, Oregon



SUMMARY

- VC 1 ■ Data Plot
- DP 4 ● VC Plot
- 1 ➔ Photo Point
- Wetland - 243,432 SF
- Vegetated Corridor (V.C.) - 97,193 SF

CWS FILE NO. 22-002776
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *SNB* Date 1/31/2023
 SPL ATTACHMENT 4 OF 10

Base Map Source:	Weddle Surveying, Inc.
Modified By:	KR/PD
Date:	10/10/22
Job:	21028
Rev:	1/9/2023

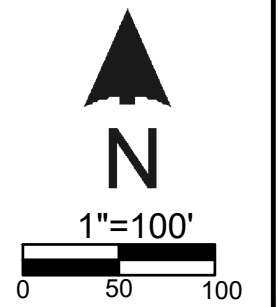
Figure 3

CWS FILE NO. 22-002776
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 By SNB Date 1/31/2023
 SPL ATTACHMENT 5 OF 10

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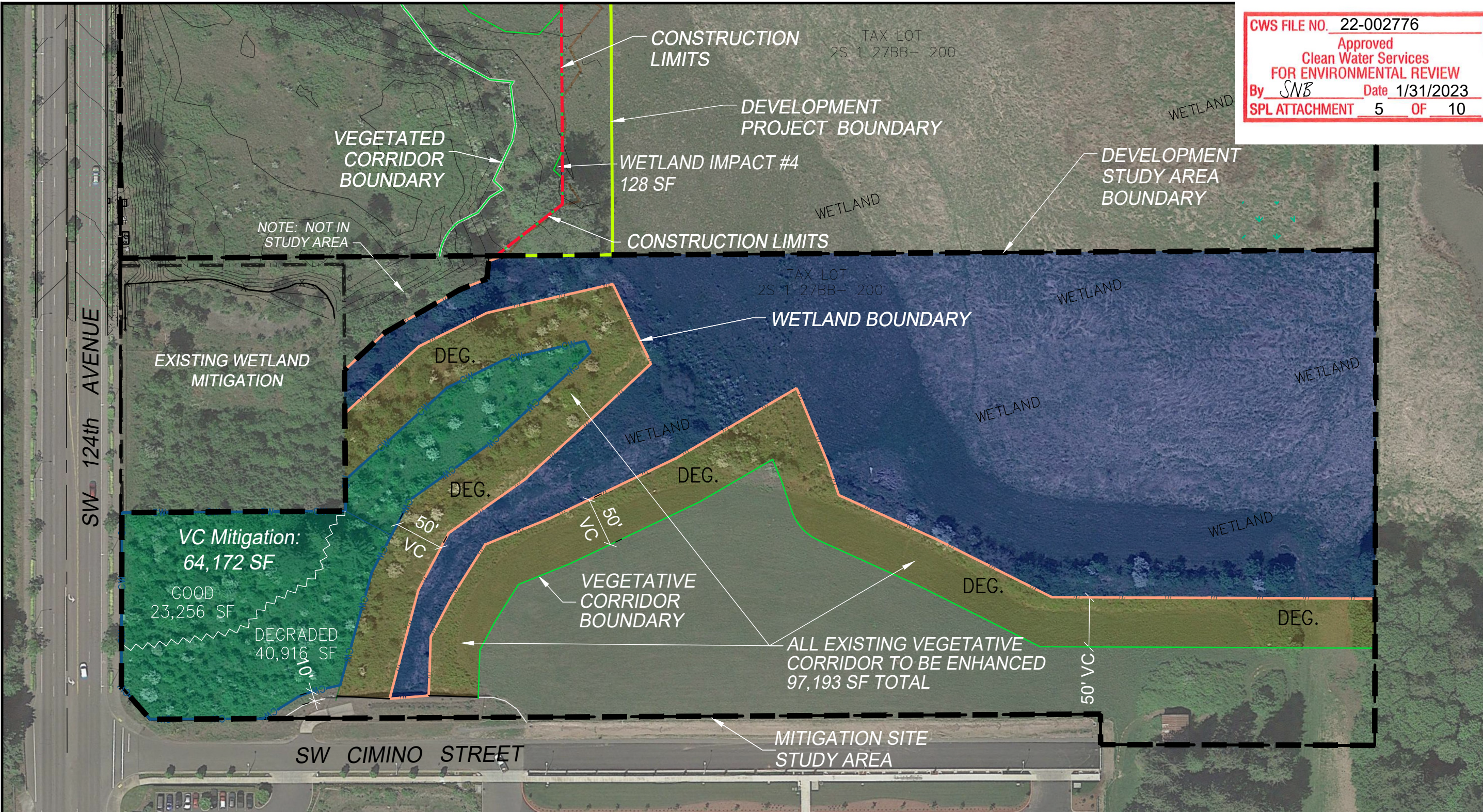

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 Suite 2B
 Portland, OR 97213
 Phone: 503.478.0424
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VC MITIGATION SITE
 SW 124th Avenue
 Tualatin, Oregon



Base Map Source:
 Weddle Surveying, Inc.
 Modified By: KR/PD
 Date: 10/10/22
 Job: 21028
 Rev: 1/9/2023

Figure 4



- Wetland - 243,432 SF
- Vegetated Corridor (V.C.) - 97,193 SF
- Proposed VC Mitigation

Sensitive Area: 243,432 SF
 Vegetated Corridor: 97,193 SF
 VC Degraded - Enhancement
 Trees 972 / Shrubs 4680
 Impacts From Development:
 Wetland: 50,541 SF
 V.C.: 66,686 SF
 VC Mitigation (1:1 Ratio) = 66,686 SF

On-Site Mitigation = 3,632 SF
 (Developed Areas Tax Lots 100 & 200)
 Off-Site Mitigation = 64,172 SF
 (Undeveloped Portion - Tax Lot 200)
 Good: 23,256 SF
 Invasive Removal Only
 Degraded: 40,916 SF
 Trees: 164
 Shrubs: 2,046

Table 2. Plant List for VC Enhancement/Mitigation Area

Common Name	Scientific Name	Plant Form/Size ¹	Plant Spacing (ft on center)	Total Number of plants
VC ENHANCEMENT AREAS (24,185 SF)				
Trees				
Western red cedar	<i>Thuja plicata</i>	2 gal/36"	10 ft O.C.	--- ²
Big leaf maple	<i>Acer macrophyllum</i>	2 gal/36"	10 ft O.C.	--- ²
Vine maple	<i>Acer circinatum</i>	2 gal/24"	10 ft O.C.	--- ²
Douglas fir	<i>Pseudotsuga menziesii</i>	2 gal/36"	10 ft O.C.	--- ²
Cascara	<i>Rhamnus purshiana</i>	2 gal/24"	10 ft O.C.	--- ²
<i>Subtotal</i>				242
Shrubs				
Serviceberry	<i>Amelanchier alnifolia</i>	1 gal/2'	single	--- ²
Twinberry	<i>Lonicera involucrata</i>	1 gal/18"	4-5 ft O.C.	--- ²
Tall Oregon-grape	<i>Mahonia aquifolium</i>	1 gal/18"	4-5 ft O.C.	--- ²
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	4-5 ft O.C.	--- ²
Red-osier dogwood	<i>Cornus sericea</i>	Bare root/18"	single	--- ²
Clustered rose	<i>Rosa pisocarpa</i>	1 gal/1.5'	cluster	--- ²
Red flowering current	<i>Ribes sanguineum</i>	1 gal/1.5'	cluster	--- ²
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gal/24"	single	--- ²
<i>Subtotal</i>				1,209
VC MITIGATION AREAS (3632 SF)				
Trees				
Big leaf maple	<i>Acer macrophyllum</i>	2 gal/36"	10 ft O.C.	--- ²
Vine maple	<i>Acer circinatum</i>	2 gal/24"	10 ft O.C.	--- ²
Douglas fir	<i>Pseudotsuga menziesii</i>	2 gal/36"	10 ft O.C.	--- ²
Cascara	<i>Rhamnus purshiana</i>	2 gal/24"	10 ft O.C.	--- ²
<i>Subtotal</i>				37
Shrubs				
Red-osier dogwood	<i>Cornus sericea</i>	Bare root/18"	single	--- ²
Clustered rose	<i>Rosa pisocarpa</i>	1 gal/1.5'	cluster	--- ²
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	4-5 ft O.C.	--- ²
Tall Oregon-grape	<i>Mahonia aquifolium</i>	1 gal/18"	4-5 ft O.C.	--- ²
<i>Subtotal</i>				182
TOTAL				1,670

NOTES: ¹ Substitutes for plant form (e.g. bare root) and species may be used based on availability.

² Individual species quantities to be determined in landscape.

CWS FILE NO. <u>22-002776</u>	
Approved Clean Water Services FOR ENVIRONMENTAL REVIEW	
By <u>SNB</u>	Date <u>1/31/2023</u>
SPL ATTACHMENT <u>6</u> OF <u>10</u>	

Table 3. VC Enhancement/Mitigation Area Seed Mix

Common Name	Scientific Name	Percentage of Seed Mix **
Native Wildflower/Grass Mix		
Native California brome	<i>Bromus carinatus</i>	15
Blue wildrye	<i>Elymus glaucus</i>	30
Meadow barley	<i>Hordeum brachyantherum</i>	15
Spike bentgrass	<i>Agrostis exarata</i>	20
California Oat Grass	<i>Danthonia californica</i>	20
TOTAL		100

*Seeding rate of pure live seed (PLS), 35 pounds per acre for hydroseed application. **Seed mix application quantity is to be calculated for VC planting area and is subject to availability and measure PLS.

Table 4. Plant List for Wetland Enhancement

Common Name	Scientific Name	Plant Form/Size ¹	Plant Spacing (ft on center)	Total Number of plants
WETLAND ENHANCEMENT AREAS (59,048 SF)				
Trees				
Western red cedar	<i>Thuja plicata</i>	2 gal/36"	10 ft O.C.	--- ²
Oregon ash	<i>Fraxinus latifolia</i>	1 gal/36"	10 ft O.C.	--- ²
Pacific dogwood	<i>Conus nuttallii</i>	1 gal/2'	10 ft O.C.	--- ²
Red alder	<i>Alnus rubra</i>	1 gal/36"	10 ft O.C.	--- ²
<i>Subtotal</i>				164
Shrubs				
Pacific willow	<i>Salix lucida</i>	1 gal/2'12" caliper	single	--- ²
Scouler's willow	<i>Salix scouleriana</i>	1 gal/18"	4-5 ft O.C.	--- ²
Tall Oregon-grape	<i>Mahonia aquifolium</i>	1 gal/18"	4-5 ft O.C.	--- ²
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	4-5 ft O.C.	--- ²
Red-osier dogwood	<i>Cornus sericea</i>	1 gal/18"	single	--- ²
Clustered rose	<i>Rosa pisocarpa</i>	1 gal/1.5'	cluster	--- ²
Red flowering current	<i>Ribes sanguineum</i>	1 gal/1.5'	cluster	--- ²
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gal/24"	single	--- ²
<i>Subtotal</i>				2,046
TOTAL				

NOTES: ¹ Substitutes for plant form (e.g. bare root) and species may be used based on availability.

² Individual species quantities to be determined in landscape.



Table 1. Plant List for VC Enhancement - Mitigation Area

Common Name	Scientific Name	Plant Form/Size ¹	Plant Spacing (ft on center)	Total Number of plants
VC AREAS (97,193 SF)				
Trees				
Western red cedar	<i>Thuja plicata</i>	2 gal/36"	10 ft O.C.	--- ²
Big leaf maple	<i>Acer macrophyllum</i>	2 gal/36"	10 ft O.C.	--- ²
Vine maple	<i>Acer circinatum</i>	2 gal/24"	10 ft O.C.	--- ²
Douglas fir	<i>Pseudotsuga menziesii</i>	2 gal/36"	10 ft O.C.	--- ²
Oregon ash	<i>Fraxinus latifolia</i>	1 gal/36"	10 ft O.C.	--- ²
Pacific dogwood	<i>Conus nuttallii</i>	1 gal/2'	10 ft O.C.	--- ²
Red alder	<i>Alnus rubra</i>	1 gal/36"	10 ft O.C.	--- ²
Cascara	<i>Rhamnus purshiana</i>	2 gal/24"	10 ft O.C.	--- ²
<i>Subtotal</i>				972
Shrubs				
Serviceberry	<i>Amelanchier alnifolia</i>	1 gal/2'	single	--- ²
Twinberry	<i>Lonicera involucrata</i>	1 gal/18"	4-5 ft O.C.	--- ²
Tall Oregon-grape	<i>Mahonia aquifolium</i>	1 gal/18"	4-5 ft O.C.	--- ²
Osoberry	<i>Oemleria cerasiformis</i>	1 gal/18"	4-5 ft O.C.	--- ²
Thimbleberry	<i>Rubus parviflorus</i>	1 gal/18"	4-5 ft O.C.	--- ²
Salmonberry	<i>Rubus spectabilis</i>	1 gal/1.5'	cluster	--- ²
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	4-5 ft O.C.	--- ²
Red-osier dogwood	<i>Cornus sericea</i>	Bare root/18"	single	--- ²
Clustered rose	<i>Rosa pisocarpa</i>	1 gal/1.5'	cluster	--- ²
Baldhip rose	<i>Rosa gymnocarpa</i>	1 gal/1.5'	cluster	--- ²
Swordfern	<i>Polystichum munitum</i>	2 gallon	cluster	--- ²
Red flowering current	<i>Ribes sanguineum</i>	1 gal/1.5'	cluster	--- ²
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gal/24"	single	--- ²
Red huckleberry	<i>Vaccinium parvifolium</i>	1 gal/1.5'	single	--- ²
<i>Subtotal</i>				4680
TOTAL				5,652

NOTES: ¹ Substitutes for plant form (e.g. bare root) and species may be used based on availability.

² Individual species quantities to be determined in landscape.



Table 2. Plant List for Mitigation Area

Common Name	Scientific Name	Plant Form/Size ¹	Plant Spacing (ft on center)	Total Number of plants
VC AREAS (40,916 SF)				
Trees				
Western red cedar	<i>Thuja plicata</i>	2 gal/36"	10 ft O.C.	--- ²
Big leaf maple	<i>Acer macrophyllum</i>	2 gal/36"	10 ft O.C.	--- ²
Vine maple	<i>Acer circinatum</i>	2 gal/24"	10 ft O.C.	--- ²
Douglas fir	<i>Pseudotsuga menziesii</i>	2 gal/36"	10 ft O.C.	--- ²
Oregon ash	<i>Fraxinus latifolia</i>	1 gal/36"	10 ft O.C.	--- ²
Pacific dogwood	<i>Conus nuttallii</i>	1 gal/2'	10 ft O.C.	--- ²
Red alder	<i>Alnus rubra</i>	1 gal/36"	10 ft O.C.	--- ²
Cascara	<i>Rhamnus purshiana</i>	2 gal/24"	10 ft O.C.	--- ²
<i>Subtotal</i>				164
Shrubs				
Serviceberry	<i>Amelanchier alnifolia</i>	1 gal/2'	single	--- ²
Twinberry	<i>Lonicera involucrata</i>	1 gal/18"	4-5 ft O.C.	--- ²
Tall Oregon-grape	<i>Mahonia aquifolium</i>	1 gal/18"	4-5 ft O.C.	--- ²
Osoberry	<i>Oemleria cerasiformis</i>	1 gal/18"	4-5 ft O.C.	--- ²
Thimbleberry	<i>Rubus parviflorus</i>	1 gal/18"	4-5 ft O.C.	--- ²
Salmonberry	<i>Rubus spectabilis</i>	1 gal/1.5'	cluster	--- ²
Snowberry	<i>Symphoricarpos albus</i>	1 gal/18"	4-5 ft O.C.	--- ²
Red-osier dogwood	<i>Cornus sericea</i>	Bare root/18"	single	--- ²
Clustered rose	<i>Rosa pisocarpa</i>	1 gal/1.5'	cluster	--- ²
Baldhip rose	<i>Rosa gymnocarpa</i>	1 gal/1.5'	cluster	--- ²
Swordfern	<i>Polystichum munitum</i>	2 gallon	cluster	--- ²
Red flowering current	<i>Ribes sanguineum</i>	1 gal/1.5'	cluster	--- ²
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gal/24"	single	--- ²
Red huckleberry	<i>Vaccinium parvifolium</i>	1 gal/1.5'	single	--- ²
<i>Subtotal</i>				2,046
TOTAL				2,210

NOTES: ¹ Substitutes for plant form (e.g. bare root) and species may be used based on availability.

² Individual species quantities to be determined in landscape.



Table 3. VC Mitigation Area Seed Mix

Common Name	Scientific Name	Percentage of Seed Mix **
<i>Native Wildflower/Grass Mix</i>		
Native California brome	<i>Bromus carinatus</i>	15
Blue wildrye	<i>Elymus glaucus</i>	30
Meadow barley	<i>Hordeum brachyantherum</i>	15
Spike bentgrass	<i>Agrostis exarata</i>	20
California Oat Grass	<i>Danthonia californica</i>	20
TOTAL		100

*Seeding rate of pure live seed (PLS), 35 pounds per acre for hydroseed application. **Seed mix application quantity is to be calculated for VC planting area and is subject to availability and measure PLS.

CWS FILE NO. 22-002776
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 1/31/2023
 SPL ATTACHMENT 10 OF 10

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: VLMK - Jennifer Kimura
Address: 3933 S Kelly Ave Portland, Oregon 97239
Phone: 971.254.8300
Email: jenniferk@vlmk.com
Site Address: 19000 SW 124th Ave & 12075 SW TS Rd
City: Tualatin, Oregon 97062
Map & Tax Lot #: 2S127BB00100 2S127BB00200
Business Name: 124th Ave Business Park
Land Use/Building Jurisdiction: City of Tualatin
Land Use/ Building Permit # AR23-0004/PLA23-0003

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

Proposed construction of (3) Shell Buildings and associated site work.

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2023-0103
Permit Type: SPP - Tualatin
Submittal Date: July 18, 2023
Assigned To: McGladrey
Due Date: July 19, 2023
Fees Due: N/A
Fees Paid: \$0.00

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

 July 19, 2023
Fire Marshal or Designee Date

Conditions: TVF&R final inspection required.

MERRC declined in favor of ERRC system.

See Attached Conditions: Yes No

Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date

REVISIONS

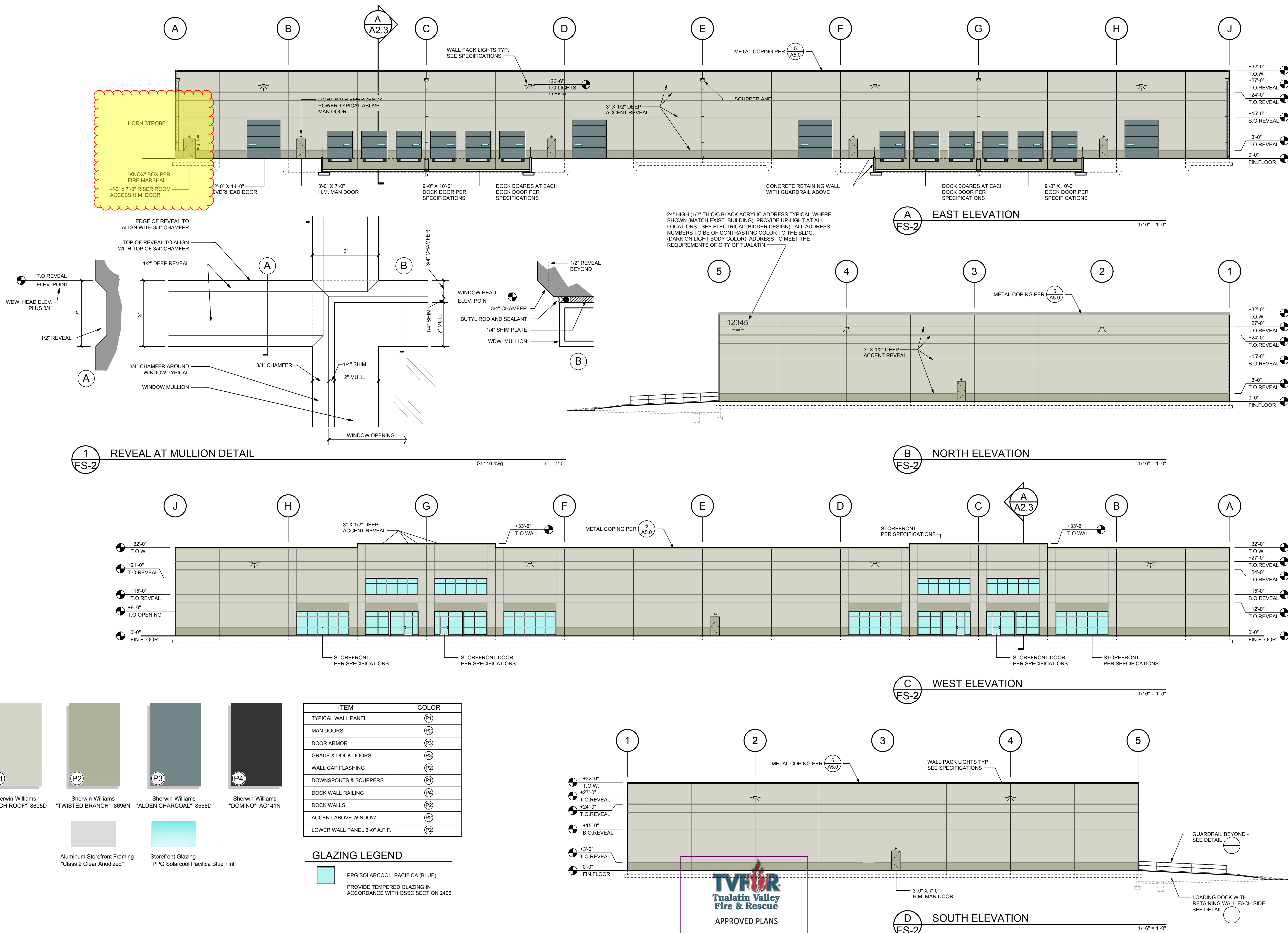
NO.	DATE	DESCRIPTION

DATE: DECEMBER 2021

SCALE	PROJ. NO.
AS NOTED	20200748
DRAWN	CHECKED
KAN	HGK

EXTERIOR ELEVATIONS BUILDING A

FS-2



TVF&R
Tualatin Valley Fire & Rescue
APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Ally M. Hill
Deputy Fire Marshal II

TVF&R Permit #2023-0103

G:\Acad\2020\20200748\Drawings\200 FS-2 Fire Supply Plan.dwg 1/18/2023 11:55 AM



10295 Southwest Riddler Road, Wilsonville, OR 97070
p 503.570.0676 f 503.582.9307 republicservices.com

May 25, 2023

Amy Tallent
VLMK Engineering + Design

Re: 124th Business Park
1900 SW 124th Ave,
Tualatin, OR 97062

Dear Amy,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin Oregon.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location

The commercial design plan that your firm provided on 5/25/2023 which includes a standard trash/recycle enclosure design of 10' x 20' ID clear space, three enclosures, one per building, will provide adequate space for our trash and recycling receptacles and are accessible for our collection trucks to provide service. Each enclosure will have double gates equipped with cane poles, and the surface will be drilled to accept the cane poles and secure the gates in the open and closed positions. Ingress, egress to the site will be at SW 124th Ave. North of Building A.

Front Load service will be sufficient to maintain the anticipated waste levels generated for this site.

Service levels are available as follows:

Trash – 6 days per week
Recycle – 5 days per week
Food Waste – 5 days per week
Glass – 1 day per week

Drop Box service is also available 5 days per week for high-volume generation of trash and recycling if needed.

Thanks , for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a blue circular stamp.

Kelly Herrod
Operations Supervisor
Republic Services Inc.