

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. Jurisdiction: _____

2. Property Information (example: 1S234AB01400)

Tax lot ID(s): _____

OR Site Address: _____

City, State, Zip: _____
Nearest cross street: _____

3. Owner Information

Name: _____
Company: _____
Address: _____
City, State, Zip: _____
Phone/fax: _____
Email: _____

4. Development Activity (check all that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment Minor land partition
- Residential condominium Commercial condominium
- Residential subdivision Commercial subdivision
- Single lot commercial Multi lot commercial
- Other _____

4. Applicant Information

Name: _____
Company: _____
Address: _____
City, State, Zip: _____
Phone/fax: _____
Email: _____

6. Will the project involve any off-site work? Yes No Unknown

Location and description of off-site work: _____

7. Additional comments or information that may be needed to understand your project: _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name _____

Print/type title _____

Signature ONLINE SUBMITTAL _____

Date _____

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. 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.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. 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 SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Jessica Chaplen _____

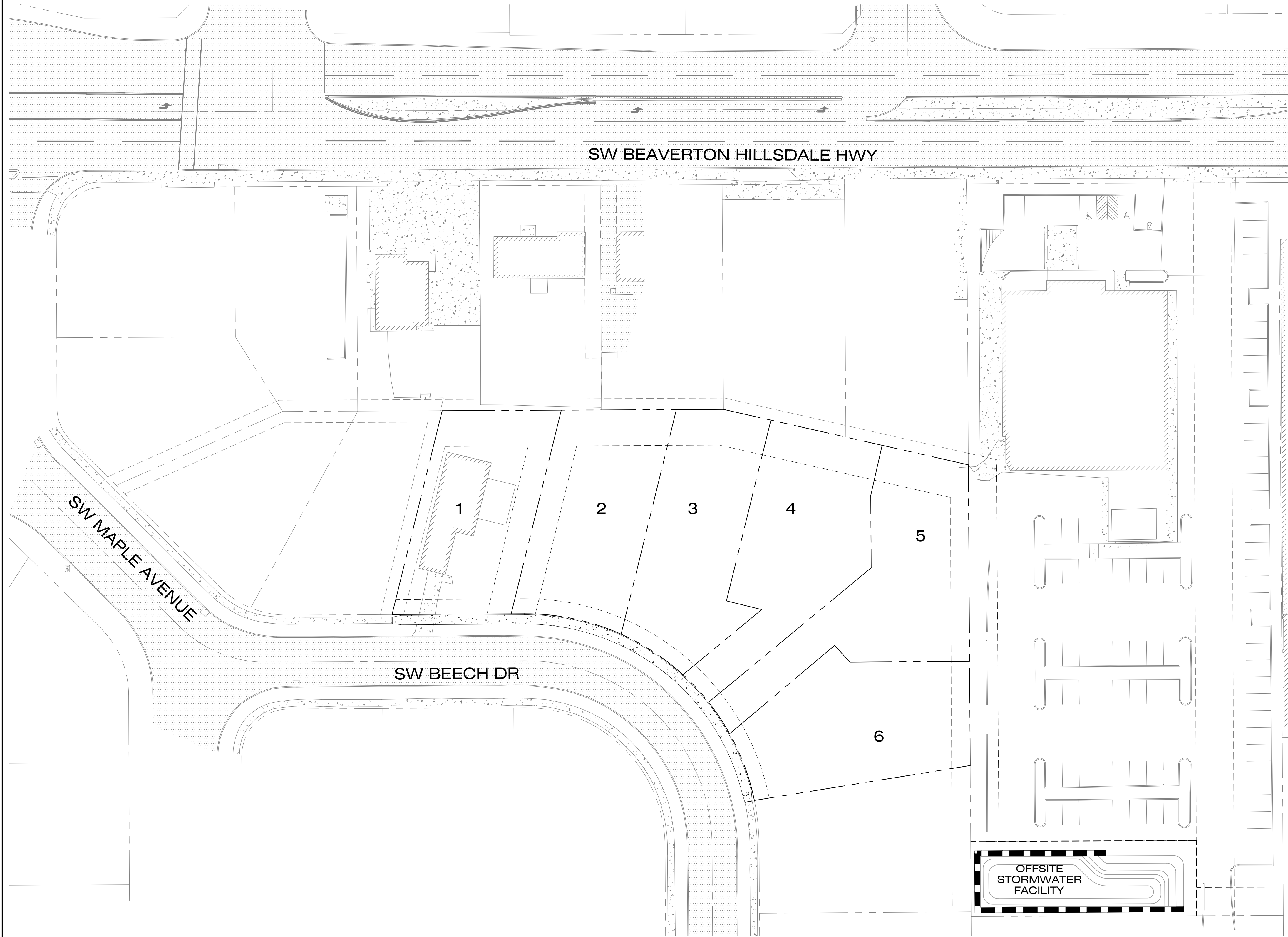
Date _____

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

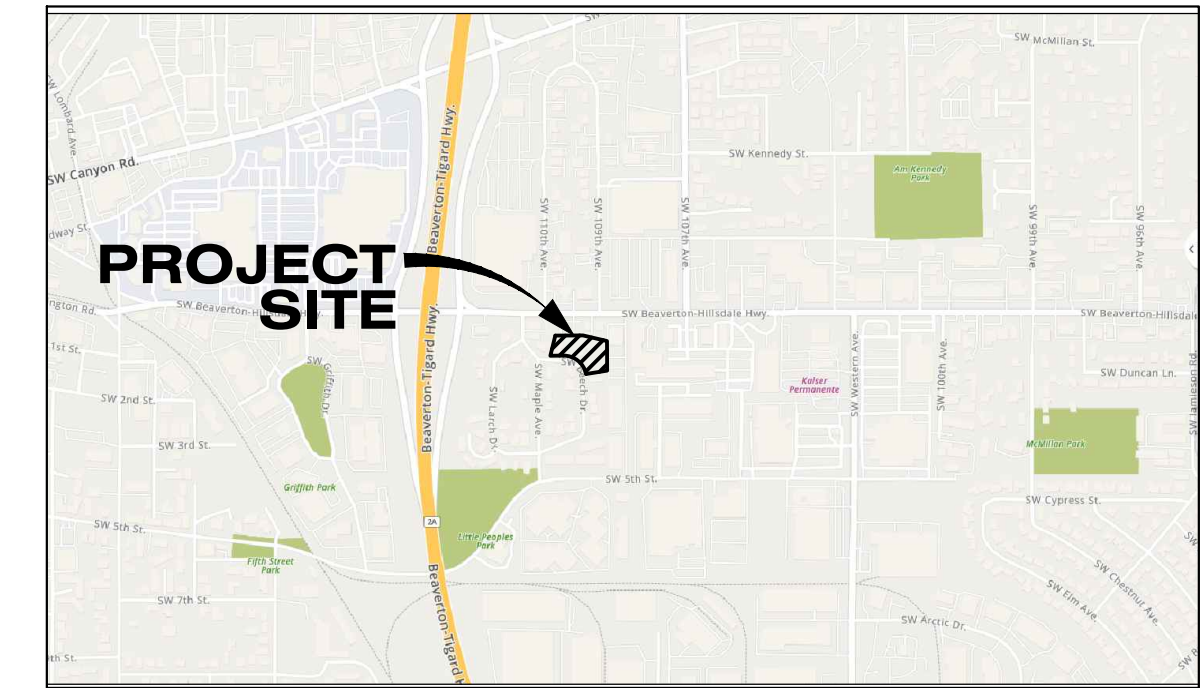
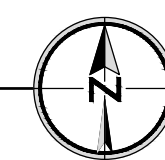
BEECH POINTE

A 6 LOT SUBDIVISION, TAX LOT 1100, 1200, 1300, & 1400
4670, 4680, 4690, & 4700 SW BEECH DRIVE, BEAVERTON, OREGON



SITE MAP

SCALE: 1"=30'



VICINITY MAP

N.T.S.



APPLICANT

EMERALD ENGINEERS
10475 HELENIUS ST.
TUALATIN, OR 97062
CONTACT: HABIB MATIN
PHONE (503) 781-8226
EMAIL: HABIB.EMERALD@COMCAST.NET

OWNER

DRM 10860 SW BEAVERTON-HILLSDALE LLC
10860 SW BEAVERTON HILLSDALE HIGHWAY
BEAVERTON, OR 97005

PLANNING/ENGINEERING/SURVEYING

PIONEER DESIGN GROUP, INC.
9020 SW WASHINGTON SQ RD., SUITE 170
PORTLAND, OR 97223
PHONE (503) 643-8286
CONTACT: MATT SPRAGUE

SITE INFORMATION

TAX MAP: 1S115AC
TAX LOTS: 1100, 1200, 1300, & 1400
SITE ADDRESS: 4670, 4680, 4690 & 4700 SW BEECH DRIVE
BEAVERTON, OR
SITE SIZE: 0.99 ACRES
ZONING: RMC

VERTICAL DATUM

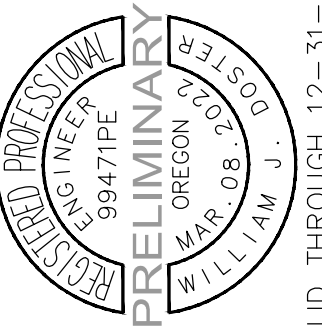
BENCHMARK: WASHINGTON COUNTY BENCHMARK NO. 4.

DESCRIPTION: BRASS DISK, INTERSECTION OF SW CHESTNUT PL & SW BEAVERTON HILLSDALE HWY, WHERE SW CHESTNUT BECOMES SW 99TH AVE, 11 FEET EAST OF FACE OF EAST CURB ON SW 99TH, 5 FEET NORTH OF TELEPHONE POLE.

ELEVATION: 223.19' NGVD 29

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
P1.0	COVER SHEET
P2.0	PRELIMINARY PLAT
P3.0	EXISTING CONDITIONS, TREE REMOVAL, & DEMOLITION PLAN
P4.0	PRELIMINARY GRADING PLAN & EROSION CONTROL PLAN
P4.1	SITE SECTION PROFILES
P5.0	PRELIMINARY STREETS PLAN
P6.0	PRELIMINARY COMPOSITE UTILITY PLAN
P7.0	SW BEECH DRIVE, SIDE YARD UTILITIES - PLAN & PROFILE
P7.1	REAR YARD UTILITIES - PLAN & PROFILE
P8.0	CIRCULATION & AERIAL PLAN
L1.0	STREET TREE & WATER QUALITY PLANTING PLAN
SL1	PRELIMINARY LIGHTING PLAN



PIONEER DESIGN GROUP
CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
PORTLAND, OREGON | HONOLULU, HAWAII
PH: 503.643.8286 | WWW.PD-GRP.COM

COVER SHEET

BEECH POINTE
BEAVERTON, OREGON

Designed by	WD	Date	07/2024
Drawn by <td>WD</td> <td>Date</td> <td>07/2024</td>	WD	Date	07/2024
Reviewed by <td>MLS</td> <td>Date</td> <td>07/2024</td>	MLS	Date	07/2024
Project No.	390-004a	REF.	
Horiz. Scale:			
Vert. Scale:			

By	No.	Date
Revision		

Project: BEECH POINTE
No.: 390-004a
Type: PLANNING
Sheet