
September 23, 2024

Lauren Russell, AICP
Associate Planner
City of Beaverton
12725 SW Millikan Way
Beaverton, OR 97076

RE: LU 32024-0715 Hersog Meier VW Volvo Service Bldg (FDG # E20-030)

Dear Lauren,

This letter is submitted to summarize the responses to the Completeness and Site Development Comments noted in the incomplete letter dated 9-4-24. Our responses list the item of reference per the letter and provide the action taken to address the review comment.

Completeness:

B. CLEAN WATER SERVICES (CWS) DOCUMENTATION: Pursuant to Section 50.25.1.F of the City's Development Code, all development proposals shall provide written documentation from Clean Water Services formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact Lindsey Obermiller, Environmental Plan Reviewer at 503-681-3653 or ObermillerL@CleanWaterServices.org.

Please ensure that CWS reviews and signs off on a current version of the site plan. The one that was provided to CWS appears to be the site plan associated with the 2022 modification.

RESPONSE: A new Pre-Screen application was submitted to CWS with the current site plan and CWS provided the same determination of no significant impact. See enclosed documentation from CWS.

Site Development Comments:

-
• Preliminary Stormwater Report – Off-Site Streetside LIDA Planter Design. The 6-percentsizing factor is for quality only. Please confirm the hydromodification solution or storage of the 25-year storm also factors in runoff from the frontage for new and modified area.

RESPONSE: The stormwater report refers to the Water Quality Basin Map that is included in the appendices of the report for information detailing the Off-Site LIDA Planter Design. The note included in the Basin Map is pasted below. The New and Modified portions of the sidewalk which are subject to hydromodification are sized using a 12% factor. 12% of 1,267 sq. ft. is 152.8 sq. ft., 6% of Existing AC flowing to the planter is 319.3 sq. ft., together the minimum planter size is 471 sq. ft.

RIGHT-OF-WAY SWM PLANTER DATA:	
NEW/MODIFIED SIDEWALK IMPERVIOUS AREA:	1,267 SF
SIZING FACTOR:	12%
EXISTING ASPHALT ROADWAY INTO PLANTER:	5,321 SF
SIZING FACTOR:	6%
MIN. PLANTER AREA:	471.0 SF
DESIGN PLANTER AREA:	513.0 SF
TRIBUTARY IMPERVIOUS AREA:	6,588 SF

- Preliminary Stormwater Report – Appendix C. On page 5 of this appendix, the pre-development subcatchment run-off area is listed as 42,734 square feet. Please show the basin this area was derived from on a site map

RESPONSE: Both the pre-development and post-development surface inventory maps are included in the appendices. The 42,734 sq. ft is the actual area that will be modified for the project and is used to determine the required additional volume of storage needed to off-set for the hydromodification requirements. In order to achieve this additional volume an added area (17,768 sq. ft.) is impacted to lower the ground elevations and this area is illustrated as a separate hatch. The map indicates a total area of 60,502 sq. ft., 42, 734 sq. ft. is derived by subtracting 17,768 sq. ft. from 60,502 sq. ft.

Feel free to reach out with any additional questions or clarifications.

Best regards,



Kelli A. Grover, P.E.

Enclosures: CWS Pre-Screen.

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 Chaplan _____

Date _____

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

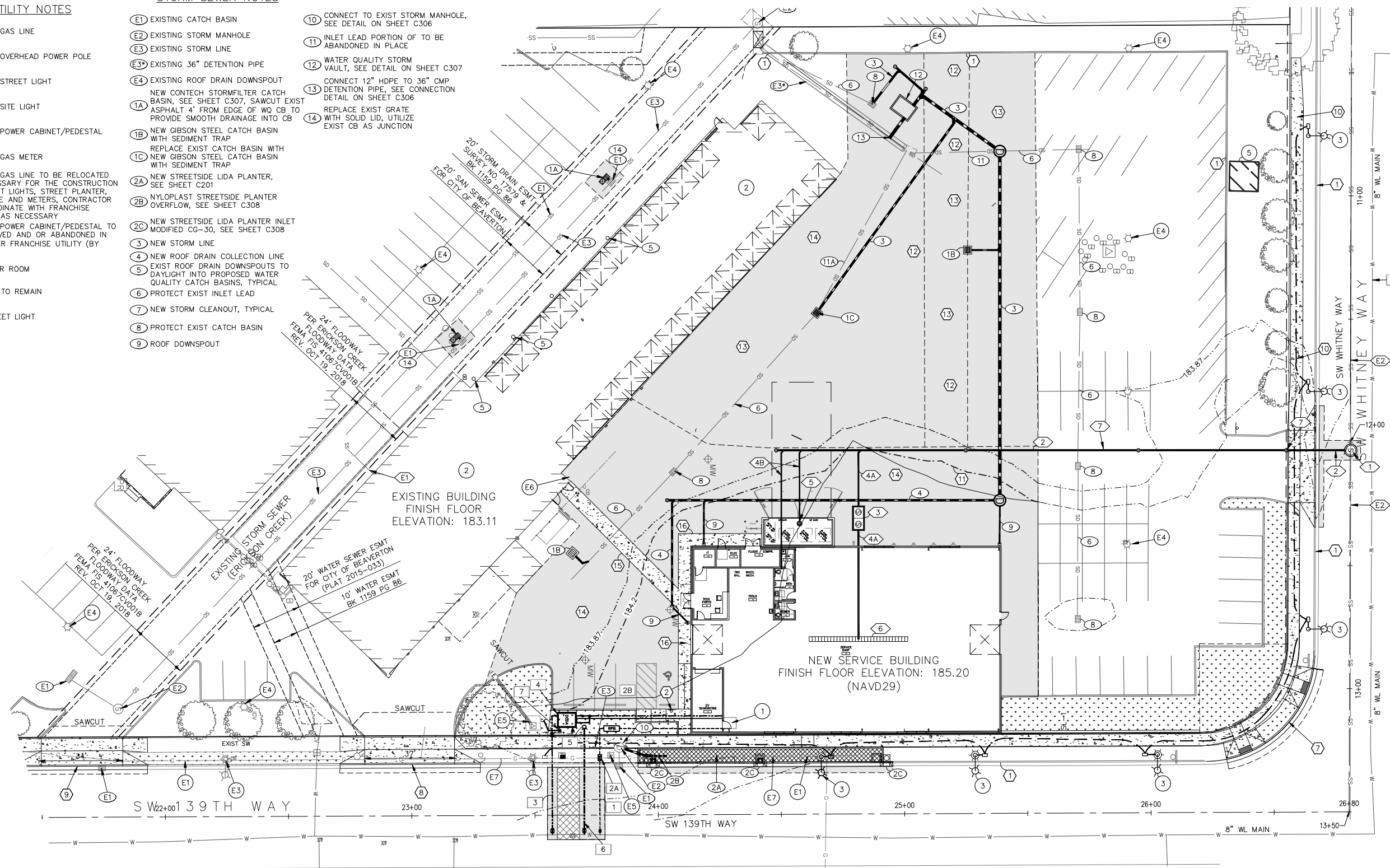
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

UTILITY NOTES

- E1 EXISTING GAS LINE
- E2 EXISTING OVERHEAD POWER POLE
- E3 EXISTING STREET LIGHT
- E4 EXISTING SITE LIGHT
- E5 EXISTING POWER CABINET/PEDESTAL
- E6 EXISTING GAS METER
- E7 EXISTING GAS LINE TO BE RELOCATED AS NECESSARY FOR THE CONSTRUCTION OF STREET LIGHTS, STREET PLANTER, WATERLINE AND METERS; CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITIES AS NECESSARY
- E8 EXISTING POWER CABINET/PEDESTAL TO BE REMOVED AND OR ABANDONED IN PLACE PER FRANCHISE UTILITY (BY OTHERS)
- 1 FIRE RISER ROOM
- 2 BUILDING TO REMAIN
- 3 NEW STREET LIGHT

STORM SEWER NOTES

- E1 EXISTING CATCH BASIN
- E2 EXISTING STORM MANHOLE
- E3 EXISTING STORM LINE
- E3A EXISTING 36" DETENTION PIPE
- E4 EXISTING ROOF DRAIN DOWNSPOUT
- 1A NEW CONTECH STORMFILTER CATCH BASIN, SEE SHEET C307, SAWCUT EXIST ASPHALT 4' FROM EDGE OF WQ CB TO PROVIDE SMOOTH DRAINAGE INTO CB
- 1B NEW GIBSON STEEL CATCH BASIN WITH SEDIMENT TRAP
- 1C REPLACE EXIST CATCH BASIN WITH NEW GIBSON STEEL CATCH BASIN WITH SEDIMENT TRAP
- 2A NEW STREETSIDE LIDA PLANTER, SEE SHEET C201
- 2B NYLOPLAST STREETSIDE PLANTER OVERFLOW, SEE SHEET C308
- 2C NEW STREETSIDE LIDA PLANTER INLET MODIFIED CG-30, SEE SHEET C308
- 3 NEW STORM LINE
- 4 NEW ROOF DRAIN COLLECTION LINE
- 5 EXIST ROOF DRAIN DOWNSPOUTS TO DAYLIGHT INTO PROPOSED WATER QUALITY CATCH BASINS, TYPICAL
- 6 PROTECT EXIST INLET LEAD
- 7 NEW STORM CLEANOUT, TYPICAL
- 8 PROTECT EXIST CATCH BASIN
- 9 ROOF DOWNSPOUT
- 10 CONNECT TO EXIST STORM MANHOLE, SEE DETAIL ON SHEET C306
- 11 INLET LEAD PORTION OF TO BE ABANDONED IN PLACE
- 12 WATER QUALITY STORM VAULT, SEE DETAIL ON SHEET C307
- 13 CONNECT 12" HDPE TO 36" CMP DETENTION PIPE, SEE CONNECTION DETAIL ON SHEET C306
- 14 REPLACE EXIST GRATE WITH SOLID LID, UTILIZE EXIST CB AS JUNCTION



WATER NOTES

- 1 NEW POTABLE WATER SERVICE LINE & METER
- 2A NEW WATER METER
- 2B 2" REDUCED PRESSURE BACKFLOW ASSEMBLY, SEE DETAIL ON SHEET C304
- 3 NEW FIRE SERVICE LINE
- 4 NEW DOUBLE CHECK DETECTOR ASSEMBLY WITH FDC & PIV
- 5 NEW FIRE HYDRANT
- 6 6" FIRE HYDRANT ASSEMBLY TO BE 6" CL52 DUCTILE IRON PIPE
- 7 RELOCATED FDC FOR EXIST BUILDING

SANITARY SEWER NOTES

- E1 EXISTING SANITARY SEWER SERVICE
- E2 EXISTING 8" SANITARY SEWER MAIN ASSUME ±0.5% SLOPE FOR CONCEPT SURVEY PRIOR TO FINAL DESIGN
- 1 NEW 48" SANITARY SEWER MANHOLE ON EXISTING 8" SEWER MAIN, SEE SHEET C310
- 2 NEW 6" PVC SANITARY SEWER SERVICE SLOPE 1.0% MINIMUM
- 3 NEW OIL-WATER SEPARATOR

- 4A NEW 6" SANITARY SEWER SERVICE SLOPE 1.0% MINIMUM FOR PLUMBING TO OWS, SEE SHEET C309
- 4B NEW 4" SANITARY SEWER SERVICE SLOPE 2.0% MINIMUM
- 5 NEW AREA DRAIN FOR TRASH ENCLOSURE DRAIN TO SANITARY SEWER SYSTEM, SEE SHEET C310
- 6 NEW TRENCH DRAIN FOR SERVICE AREA DRAIN TO OIL-WATER SEPARATOR SEE ARCHITECTURAL PLANS FOR MORE INFORMATION
- 7 NEW SANITARY SEWER CLEANOUT, SEE SHEET C309

SITE NOTES

- 1 PROTECT EXIST CURB
- 2 ADA PARKING SIGN, SEE DETAILS ON SHEET C313
- 3 NEW ACCESSIBLE CONCRETE WALKWAY
- 4 NEW STANDARD CURB WITH 6" EXPOSURE UNLESS OTHERWISE NOTED
- 5 ACCESSIBLE RAMP DOWN TO PUBLIC SIDEWALK
- 6 ACCESSIBLE RAMP UP TO SITE SIDEWALK
- 7 CONSTRUCT 2 ADA COMPLIANT RAMPS AT EXIST CURB RETURN, SAWCUT EXIST SIDEWALK AND CURBS TO REMOVE EXIST AS NECESSARY
- 8 CONSTRUCT 37 LF WIDE DRIVEWAY
- 9 CONSTRUCT 34 LF WIDE DRIVEWAY
- 10 REMOVE AND RE-CONSTRUCT PORTION OF EXIST SIDEWALK ALONG SW WHITNEY WAY
- 11 PROPOSED FEMA 100-YR FLOOD CONTOUR BFE 184.2 (NGVD29)
- 12 "LIGHT ACP SECTION, PARKING" AC SECTION FOR PARKING AREAS ONLY, SEE TYPICAL SECTION DETAIL ON SHEET C311
- 13 "LIGHT ACP SECTION" AC SECTION FOR AUTOMOBILE-ONLY AISLES, SEE TYPICAL SECTION DETAIL ON SHEET C311
- 14 "HEAVY ACP SECTION" AC SECTION FOR TRUCK AREAS, SEE TYPICAL SECTION DETAIL ON SHEET C311
- 15 TRAFFIC PCC SECTION FOR CONCRETE DRIVELANE AREAS, TYPICAL, SEE TYPICAL SECTION DETAIL ON SHEET C311
- 16 SIDEWALK PCC SECTION FOR CONCRETE PEDESTRIAN AREAS ONLY, TYPICAL, SEE TYPICAL SECTION DETAIL ON SHEET C311



EXPIRES: 06/30/25
SIGNATURE DATE: _____

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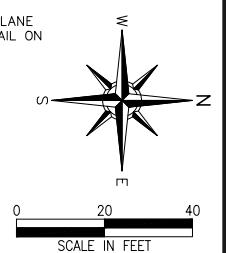
**HERZOG MEIER
VOLKSWAGEN-VOLVO
NEW SERVICE BUILDING**
4275 SW 139TH WAY
BEAVERTON, OR 97005

REVISIONS

No.	Description	Date
1		
2		
3		
4		
5		
6		

DRAWN BY: BB
CHECKED BY: KG
JOB NO: E20-030
DATE: 6/14/2024
ISSUED FOR: LAND USE REVIEW

SHEET TITLE
SITE PLAN
SHEET NO.



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