



March 7, 2022

Comcast c/o Lynx Consulting
Attn: Ed Fournier
17311 135th Avenue NE, Suite A-100
Woodinville, WA 98072

Subject: Pre-Application Summary Notes for Comcast Generator Replacement

Dear Ed Fournier,

Thank you for attending the Pre-Application Conference held on January 26, 2022. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App. Please feel free to contact anyone who provided comments. Contact names, telephone number and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we highly encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,

Lauren Russell
Associate Planner
503-526-3718

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for Comcast Generator Replacement PA2022-0002, January 26, 2022

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: www.beavertonoregon.gov. Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

PRE-APPLICATION CONFERENCE DATE: January 26, 2022

PROJECT INFORMATION:

Project Name: **Comcast Generator Replacement**

Project Description: Add three back up generators

Property/Deed Owner: Willamette Cable TV Inc by Columbia Cable of Oregon Tax Dept
PO Box 173838
Denver, CO 80217

Site Address: 1750 NW 173rd Avenue

Tax Map and Lot: Tax Map: 1N131AB Tax Lot: 01400
Zoning: Office Industrial (OI)
Comp Plan Designation: Employment Area (EMP)
Site Size: 1.44 acres

APPLICANT INFORMATION:

Applicant's Name: Ed Fournier
Comcast c/o Lynx Consulting
17311 135th Avenue NE, Suite A-100
Woodinville, WA 98072

Phone / Email: 503-260-0350 / ed@landservicesnw.com

PREVIOUS LAND USE HISTORY:

- **WF2014-0014 (Sprint Collocate at 1750 NW 173rd Ave):** Wireless Facility One approval for the installation of three new panel antennas and three new remote radio units on an existing lattice tower with all associated ground equipment within an existing enclosure.

- **WF2012-0012 (Sprint Vinculum Wireless Somerset West PO03XC044):** Wireless Facility One approval for the replacement of three antennas, coaxial cabling, and equipment cabinets with similar size updated equipment.
- **DR2010-0038 (Comcast Ground Equipment Concrete Pad):** Design Review Compliance Letter approval for the addition of a concrete pad for outdoor condensing unit screened by existing structures.
- **ANX2000-0005 / CPA2000-0013 / RZ2000-0011 (1750 NW 173rd Ave Annexation and Map Amendments):** Annexation of the subject site from unincorporated Washington County into the City of Beaverton, Comprehensive Plan Map Amendment to redesignate the subject site's land use designation from Washington County Industrial to City Campus Industrial, and Zone Map Amendment to redesignate the subject site's zoning from Washington County Industrial to Campus Industrial.

SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed "complete" that is not accompanied with a continuance to provide staff the necessary time to review the new material.

APPLICATION FEES:

Based on the plans/materials provided, the identified application fees (**land use only**) are as follows:

Design Review Three	\$6,115.82
<u>possible New Conditional Use</u>	<u>\$4,411.17</u>

See Key Issues/Considerations herein for description of applications and associated process.

Please note that beginning on January 1, 2021, a 3.5% technology fee will be assessed on all applications. The fees shown above include this fee. Additionally, fees are anticipated to increase on July 1, 2022.

SECTION 50.15. CLASSIFICATION OF APPLICATIONS:

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.2 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses separate code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type which requires the broadest notice and opportunity to participate. For example, a proposal that includes a **Design Review Three** application is subject to a **Type 3** procedure.

top of page #5 has a Type 3 process checked and Staff confirmed this was a typo

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting is not required because it does not appear that the proposal is subject to a Type 3 procedure. However, staff always

recommends community outreach through a neighborhood meeting. Post-annexation Neighborhood Advisory Committee (NAC): **Five Oaks / Triple Creek** Contact: **David Kamin** davidk@johnlscott.com / [503-750-0519](tel:503-750-0519)

For meetings held at the NAC staff recommend that a separate sign-in sheet be provided. Note that after the neighborhood meeting, summary of the meeting along with a copy of your sign-in sheet is to be mailed to the NAC contact above. The city also request that the summary of the meeting and sign-in sheet is also sent to: City of Beaverton, Neighborhood Program, P.O. Box 4755, Beaverton, OR 97076 or emailed to: neighbormail@beavertonoregon.gov

Instructions for conducting or attending Neighborhood Review Meetings can be found here: <https://www.beavertonoregon.gov/DocumentCenter/View/9172/Neighborhood-Meeting-Informational-Packet?bidId=>

In response to COVID-19, the applicant can fulfill the neighborhood meeting requirement by using alternative means of communication such as by phone, email, and online meeting platforms, provided by the applicant. The applicant may work with City staff to provide a physical place for members of the public without technology to participate in the meeting as needed on an appointment basis (social distancing requirement must be recognized). Contact the project planner or 503-526-2420 for details.

CHAPTER 20 (LAND USES):

Zoning: **Office Industrial (OI)**

Applicable Code Sections: **20.15.15 – Site Development Standards, 20.15.20 – Land Uses, and 20.15.30 Supplemental Development Requirements**

Minimum Parcel Area: None

Floor Area Ratio: N/A

Minimum Lot Width: None

Minimum Lot Depth: None

Minimum Front Yard Setback: 35 feet

Minimum Side Yard Setback: 10 feet

Minimum Rear Yard Setback: None

Minimum Setback for Any Yard Abutting a Residential Zone: 75 feet

Maximum Building Height: 80 feet

Utilities: Conditional Use

Required Condition 20.15.20.3.A: In the Office Industrial district, all business, service, repair, processing, storage, or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall, excluding outdoor seating and vehicle camping

CHAPTER 30 (NON-CONFORMING USES):

Proposal subject to compliance to this chapter? Yes No

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required? Yes No

Please Note: Applicant’s written response to Section 40.03 (Facilities Review) should address each criterion. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable.

Applicable Application Type(s):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	Design Review Three (Threshold #9)	<u>40.20.15.3</u>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
2.	possible New Conditional Use (Threshold #1)	<u>40.15.15.5</u>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

Comments: In order for your application(s) to be deemed complete, a written statement necessary, supported by substantial evidence in response to all applicable approval criteria. Specifically, your application narrative(s) will need to explain how and why the proposed application meets the applicable approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

CHAPTER 60 (SPECIAL REGULATIONS):

The following special requirements when checked are applicable to your development. You should consult these special requirements in the preparation of written and plan information for a formal application:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Section 60.05 (Design Review Principles Standards and Guidelines) | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities) |
| <input type="checkbox"/> Section 60.10 (Floodplain Regulations) | <input type="checkbox"/> Section 60.15 (Land Division Standards) |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations) | <input type="checkbox"/> Section 60.25 (Off-Street Loading) |
| <input type="checkbox"/> Section 60.30 (Off-Street Parking) | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities) |
| <input type="checkbox"/> Section 60.35 (Planned Unit Development) | <input type="checkbox"/> Section 60.40 (Sign Regulations) |
| <input type="checkbox"/> Section 60.45 (Solar Access Protection) | <input checked="" type="checkbox"/> Section 60.50 (Special Use Regulations) |
| <input type="checkbox"/> Section 60.55 (Transportation Facilities) | <input checked="" type="checkbox"/> Section 60.60 (Trees and Vegetation) |
| <input checked="" type="checkbox"/> Section 60.65 (Utility Undergrounding) | <input type="checkbox"/> Section 60.67 (Significant Natural Resources) |
| <input type="checkbox"/> Section 60.70 (Wireless Communication) | |

Comments: For the application(s) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

<p>Recommended contact for further information if checked</p> <p><input checked="" type="checkbox"/></p>	<p>Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a <i>Service Provider Letter (SPL)</i></u>. For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in <u>Chapter 3 of the <i>Design and Construction Standards</i></u> at: <u>www.cleanwaterservices.org/permits-development/design-construction-standards</u></p> <p>If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the city will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain an SPL, complete the <u>pre-screening site assessment form</u>. For more information about CWS environmental review, you may email <u>splreview@cleanwaterservices.org</u> or contact Laurie Bunce, CWS Engineering Technician, at (503) 681-3639.</p>
<p><input checked="" type="checkbox"/></p>	<p>Lawrence Arnbrister, Building, City of Beaverton (503) 526-2408 / larnbrister@beavertonoregon.gov <input type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input type="checkbox"/></p>	<p>Steve Brennen, Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov <input type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input checked="" type="checkbox"/></p>	<p>Connie Rodriguez, Site Development, City of Beaverton (503) 350-4018 / crodriguez@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. Comments attached.</p>
<p><input type="checkbox"/></p>	<p>Kate McQuillan, Transportation, City of Beaverton (503) 526-2427 / kmcquillan@beavertonoregon.gov <input type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input type="checkbox"/></p>	<p>Marah Danielson, ODOT Development Review (503) 731-8258 / marah.b.danielson@odot.state.or.us <input type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input type="checkbox"/></p>	<p>Naomi Vogel, Washington County (503) 846-7623 / naomi_vogel@co.washington.or.us <input type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input type="checkbox"/></p>	<p>Elizabeth Cole, Recycling, City of Beaverton (503) 526-2460 / ecole@beavertonoregon.gov <input type="checkbox"/> No written comments provided to date / not expected.</p>

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Applications.** A Design Review Compliance Letter application is required for the construction or modification of a permanent structure, not considered a building, which has a footprint of up to 1,000 square feet and is a use permitted in the underlying zoning district; however, if you are either unable or choose not to meet an applicable design standard, a **Design Review Three** application would instead be required, and you would demonstrate compliance with the applicable corresponding design guideline(s). As identified in the meeting, it does not appear that the proposal will meet the screening requirements in Design Standard 60.05.20.2 Loading areas, solid waste facilities, and similar improvements. Staff recommends providing robust screening with fences, shrubs, and trees that at maturity will provide screening for the full height of the proposed equipment in order to meet the corresponding Design Guideline 60.05.40.2.A: On-site service, storage, and similar activities should be designed and located so that these facilities are screened from an abutting street. Please refer to the attached design standards checklist as a guide to which standards appear to be applicable based on the pre-ap

typo and should be
20.15.30.3.A

As well as the screening required by the Design Standards and Guidelines, the proposal must also meet the screening requirement of the base zone in Section 20.15.20.3.A, that all business, service, repair, processing, storage, or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall. As discussed in the pre-application conference, staff finds that the sight-obscuring fence or wall does not need to be taller than the proposed equipment, but it must be provided somewhere on the property so that the equipment is screened from the abutting street and properties. The applicant may be able to demonstrate how any existing sight-obscuring fences or walls can satisfy this requirement.

A **New Conditional Use** application may be required for this proposal because a New Conditional Use is required when the proposed use is Conditionally permitted in the underlying zoning district and a prior Conditional Use approval for the proposed use is not already in effect. The subject site was annexed into the City in 2000 and the records indicate that the utility use was existing at the time of annexation; however, staff was unable to locate a conditional use approval from the County using an online search tool. It is possible that there is an older approval that has not been digitized so staff recommends that the applicant contact the County directly to search for any approvals prior to annexation. The key approval criteria are:

- **40.15.15.5.C.3:** The proposal will comply with the applicable policies of the Comprehensive Plan (staff can provide a list if the New Conditional Use application is required).
 - **40.15.15.3.C.4:** The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.
 - **40.15.15.5.C.5:** The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.
2. **Service Provider Letters (SPL).** The City of Beaverton requires service provider letters from special districts who provide services to the subject site. Service Provider Letters are required prior to your application being deemed complete in the land use process. Staff has identified the following service provider letters as applicable to your proposal:

- a. **Clean Water Services (CWS):** All development within the City requires a Clean Water Services SPL for environmental review. Information can be found at Clean Water Services Website <https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
 - b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires a Service Provider Permit (SPP) to address fire code issues related to development. The SPP form can be found at the following link: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Washington-C-64>
 - c. **Water Service:** All developments require a Water SPL to address water service provision. The SPL form is attached.
3. **System Development Charges.** The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits, in addition to other System Development Charges. The SDC charges are not assessed or evaluated through the land use application review process.

The TDT is based on the estimated traffic generated by each type of development. The TDT is collected prior to the issuance of a building permit; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

To estimate the tax please use Washington County's TDT Self Calculation Form: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/tranportation-development-tax.cfm). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or jkhasho@BeavertonOregon.gov.

For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please use the Building Division link: <http://www.beavertonoregon.gov/DocumentCenter/Home/View/605> or contact the Building Department at cddmail@BeavertonOregon.gov.

4. **Electronic Plan Review.** The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. For more information please visit our Apply for Permits page at <https://www.beavertonoregon.gov/2047/Apply-for-Permits> or contact staff.

Pre-Application Conference Worksheet for Design Review Standards

for PA2022-0002 held on 01/26/2022

Title: Comcast Generator Replacement

In review of the plans and material submitted for Pre-Application consideration, staff have determined your project is subject to Design Review **Compliance Letter** **Type 2** provided that the plans and graphic exhibits submitted for consideration illustrate compliance with "applicable" Design Review Standards identified under Sections 60.05.15 through 60.05.30 of the City Development Code. **If your proposal does not meet applicable design standards, your proposal is subject to Design Review Type 3 (per application Thresholds 8 or 9 of Section 40.20.15.3.A).** In review of the plans and materials submitted for Pre-Application Conference consideration, staff has identified certain Design Standards (below) that appear "applicable". Generally speaking, applicable Design Standards include those pertaining to:

A: **Permitted** **Conditional use**

Within a(n): **Residential** **Commercial** **Industrial** **Multiple Use zone**

For a(n): **Multi-Family Residential** **Commercial** **Industrial** **Multiple Use building type.**

That **does** **does not** about a "Major Pedestrian Route" **Class:** _____

In summary, the applicable design standards appear to include the following:

- 60.05.15 (Building Design and Orientation Standards)
1. Building Articulation and Variety - **A** **B** **C** **D** _____
 2. Roof Forms - **A** **B** **C** **D** **E** _____
 3. Primary Building Entrances _____
 4. Exterior Building Materials - **A** **B** **C** _____
 5. Roof-Mounted Equipment - **A** **B** **C** _____
 6. Building Location and Orientation along Streets in Commercial and Multiple Use Zones - **A** **B** **C** **D** **E** **F** _____
 7. Building Scale along Major Pedestrian Routes - **A** **B** **C** _____
 8. Ground Floor Elevations on Commercial and Multiple Use Buildings - **A** **B** _____
 9. Compact Detached Housing Design **A** through **K** _____
 10. Ground floor elevations on eligible residential-only buildings
- 60.05.20 (Circulation and Parking Design Standards)
1. Connections to the Public Street System - _____
 2. Loading Areas, Solid Waste Facilities, and Similar Improvements - **A** **B** **C** **D** **E** _____
 3. Pedestrian Circulation - **A** **B** **C** **D** **E** **F** _____
 4. Street Frontages and Parking Areas - **A** _____
 5. Parking Area Landscaping - **A** **B** **C** **D** _____
 6. Off-Street Parking Frontages in Multiple Use Zones - **A** _____
 7. Sidewalks along Streets / Primary Building Elevations in Commercial and Multiple Use Zones - **A** **B** _____
 8. Connect On-Site Buildings, Parking, and Other Improvements with Identifiable Streets and Drive Aisles in Residential, Commercial. And Multiple Use Zones - **A** **B** _____
 9. Ground Floor Uses in Parking Structures - _____
- 60.05.25 (Landscape, Open Space and Natural Areas Design Standards)
1. – 3. Minimum Landscape Requirements for Residential Developments of Attached Housing or Compact Detached Housing – based number of units proposed
 4. Additional Minimum Landscape Requirements for Attached Housing and Compact Detached Housing - **A** **B** **C** **D** **E** **F** _____
 5. Minimum Landscape Requirements for Non-Residential Developments and Mixed Use Developments - **A** **B** **C** **D** 15% minimum
 6. Common Greens - _____
 7. Shared Courts - _____
 8. Retaining Walls - _____
 9. Fences and Walls - **A** **B** **C** **D** **E** _____
 10. Minimize Significant Changes to Existing On-Site Surface Contours at Residential Property Lines - **A** **B** _____
 11. Integrate Water Quality, Quantity, or Both Facilities- _____
 12. Natural Areas _____
 13. Landscape Buffering and Screening – **A** **B(B-1)** **C(B-2)** **D(B-3)** **E** **F** **G** 20' of B3 along south lot line, 10' of B2 along street lot line
 14. Community Gardens - **A** **B** **C** _____
- 60.05.30 (Lighting Design Standards)
1. Adequate On-Site Lighting and Minimal Glare on Adjoining Properties- **A** **B** **C** **D** **E** _____
 2. Pedestrian-Scale On-Site Lighting - **A** **B** **C** _____



City of Beaverton
Community Development Department
Site Development Division
12725 SW Millikan Way 4th Floor
Beaverton, OR 97076
Tel: (503) 350-4021
Fax: (503) 526-2550
www.BeavertonOregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY

Site Development & Engineering

Project Name: Comcast Generator Replacement

Pre-Application Conference Number: PA2022-0002

Date: January 26, 2022

Prepared by: Connie Rodriguez-Site Development Division

Ph: (503) 319-2200 **Fx:** (503) 526-2550 **Email:** crodriguez@BeavertonOregon.gov

General Notes:

This development shall be in compliance with the City of Beaverton and Clean Water Services standards in place at the time of site development permit application. Please refer to City Engineering Design Manual (EDM) for [site plan submittal requirements](#). Site plans will need to be on 22x34-inch sheets. The project was reviewed for compliance with City of Beaverton (COB) 2019 EDM and the 2019 R&O 19-22 Clean Water Services (CWS) Design & Construction Standards (DCS).

Developments and other activities which create or modify 1,000 square feet or greater of impervious surface are required to provide stormwater management. A storm water report prepared by a professional civil engineer is required with this application and will need to document how the proposal will provide water quantity control for conveyance capacity (CWS DCS Section 4.02), hydromodification (CWS DCS 4.03) and water quality (CWS DCS Section 4.04) Additional standards are outlined in City EDM Section 530 for surface water management design standards and CWS DCS Section 4.08. Please refer to Table 530.1 of EDM for facility order of preference. LIDA are summarized in CWS DCS Table 4-3 and sizing per Section 4.08.4.

City of Beaverton sanitary sewer and storm drainage are in the vicinity of this project and can serve this site. There are on-site 10-inch public sanitary main and 24-inch storm main running parallel to the south property line. There is another 12-inch storm main in NW 173rd Avenue.

Tualatin Valley Water District (TVWD) is the water service provider for this site, see next page for contact information.

Tualatin Valley Fire and Rescue (TVFR) is the fire district, see next page for contact information. A permit will be required.

A Clean Water Services (CWS) Pre-screen or Service Provider Letter (SPL) will be required with the land use application (see contact information on next page).

A professional surveyor will need to document where existing utility lines and any easement limits are in relation to property boundaries. Proposed relocations of any public utilities and easements will need to be shown with the Land Use application. Please note that no permanent structures including building footings, doors swinging out and roof eaves can encroach into existing public utility systems and associated easements.

SWM facilities, including side slopes, retaining walls, perimeter fencing (when required) and all associated structures, shall not be installed within public easement. Meter boxes or other public water infrastructure shall not be located in a public easement. Any storm water facility plantings must be shown with the land use application and must be per jurisdictional approved planting lists.

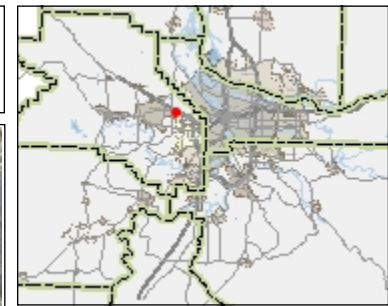
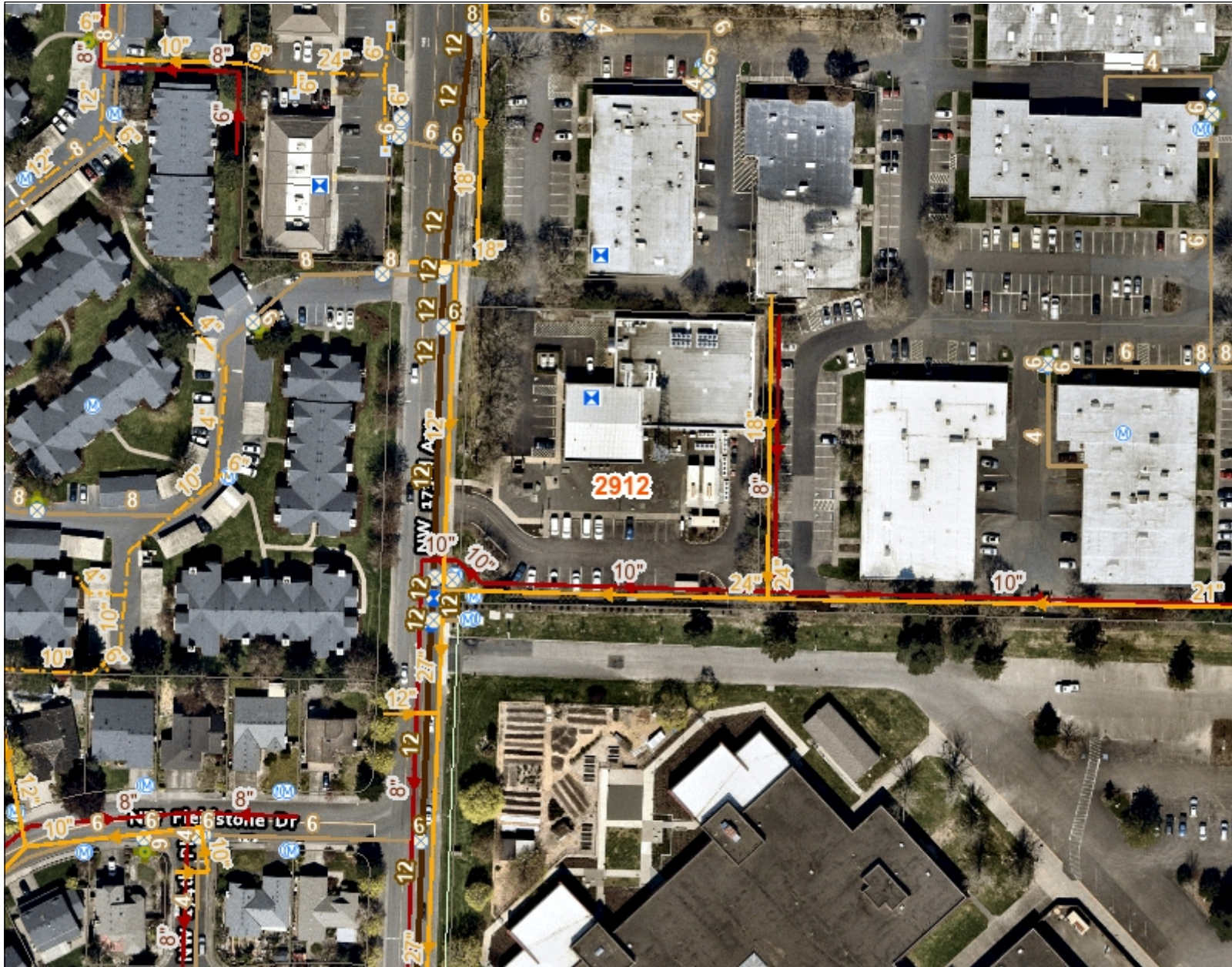
Resources:

- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at:
<https://apps2.beavertonoregon.gov/CO/publicworks/asbuiltrequestform.aspx>

Permits & approvals identified as likely to be needed with this development:

<input checked="" type="checkbox"/>	City of Beaverton permit- Engineering Site Development Contact: Site Development Division at (503) 350-4021 or sitedevelopment@beavertonoregon.gov
<input checked="" type="checkbox"/>	Tualatin Valley Water District Contact: Ryan Smith at (503) 848-3057
<input checked="" type="checkbox"/>	Tualatin Valley Fire and Rescue - Permit Contact: DFM Jeremy Foster at (503) 259-1414 or Jeremy.Foster@tvfr.com
<input checked="" type="checkbox"/>	Clean Water Services District <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs Contact: Lindsey Obermiller at (503) 681-3653 or email SPLReview@cleanwaterservices.org • <input checked="" type="checkbox"/> Source Control Permit (all non-residential) - Contact: Source Control Division at (503) 681-5175
<input checked="" type="checkbox"/>	Oregon Department of Environmental Quality <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Standard erosion control for sites less than 1 acre per CWS standard drawing no. 945

<input checked="" type="checkbox"/>	Submit City of Beaverton Stormwater Management Worksheet
	Storm water facilities required <ul style="list-style-type: none">• <input type="checkbox"/> Quantity Control for Conveyance Capacity• <input checked="" type="checkbox"/> Hydromodification• <input checked="" type="checkbox"/> Quality Treatment
<input checked="" type="checkbox"/>	The engineer of record can request fee in lieu for hydromodification and quality treatment if development meets criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4. Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.



Legend

- Storm Open Drains
- Storm Gravity Mains - STATUS:**
 - Abandoned
 - Existing, Other
 - Existing, COB
 - Planned
 - Planned, Other
- Storm Detentions
- Storm Vault
- Sewer Network Structures
- Sewer FSE Grease Traps
- Sewer Gravity Mains - STATUS:**
 - Abandoned
 - Existing, Other
 - Existing, COB
 - Planned
- Planned Water Control Valves
- Planned Water Lateral Lines
- Planned Water Meters
- Planned Water Mains
- Water Backflow Assembly
- Water Test Stations**
 - Test Station
 - Lead and Copper Station
- Water Control Valves**
 - Altitude Valve
 - Backflow
 - CARV
 - Check Valve
 - Other
 - PRV

Notes

Orange - Storm
 Red - Sanitary
 Brown - TVWD Water

0.0 0 0.02 0.0 Miles

Report Date: 01/26/2022



The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.



Remit Form to: MailboxEngineering@BeavertonOregon.gov

Water Service Provider Letter (SPL)

yellow highlight mandatory info

PRE-APPLICATION DATE: _____

APPLICANT: _____

SITE INFORMATION:

Contact: _____

Tax Map(s): _____ Lot Number(s): _____

Company: _____

Address: _____

Size: _____

Phone: _____

Address: _____

Email: _____

Nearest cross-street (or directions to site): _____

OWNER(S): _____

Contact: _____

Company: _____

Address: _____

Phone: _____

Email: _____

PROPOSED PROJECT NAME: _____

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.): _____

EXISTING USE: _____ PROPOSED USE: _____

RESIDENTIAL: _____ INDUSTRIAL/COMMERCIAL: _____ CONDITIONAL USE: _____

Single Fam. _____ Multi-Fam. _____ Type of Use: _____ No. of Students/Employees/Etc.: _____

No. of Units: _____ Gross Floor Area _____ SQ. FT. Gross Floor Area _____ SQ FT.

Average Daily Demand (gallons/day): _____ Peak Daily Demand (gallons/day): _____ Peak Hour (gallons/day): _____

FIRE FLOW REQUIRED: (gpm): _____ IRRIGATION FLOW REQUIRED: (gpm): _____

FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE

***Both agency signatures required

TVWD [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: _____ TITLE: _____ DATE: _____

COB [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: _____ TITLE: _____ DATE: _____