

**Received**  
**Planning Division**  
11/03/2023

October 23, 2023

TNHC OREGON LLC  
ATTN: CHRIS WALTHER  
15455 GREENBRIER PARKWAY, SUITE 240  
BEAVERTON OR 97006

**Re: Vineyard at Cooper Mountain; Phase 2 Design Review; CWS file 18-002050  
(Tax map 1S13100 Tax lots 01600 & 01605)**

Clean Water Services has reviewed the Service Provider Letter issued on August 16, 2018 and the Amended SPL issued on May 20, 2019 for file 18-002050. District staff has evaluated the Service Provider Letter conditions and project plans for Phase 2 and found them to be in compliance with Resolution and Order 19-5 (R&O 19-5), as amended by Resolution and Order 19-22 (R&O 19-22). Please attach this letter to the existing Amended Service Provider Letter for all applications made after November 2019, to demonstrate compliance with R&O 19-5, as amended by R&O 19-22.

Sincerely,

*Stacy Benjamin*

Stacy Benjamin  
Environmental Plan Review

Attachments (2)

# THE VINEYARD AT COOPER MOUNTAIN - PHASE 2 - TOWNHOMES

## APPLICANT

STANTON STREET BUILDING COMPANY, LLC  
 PO BOX 1297  
 CANNON BEACH, OR 97110  
 PHONE (503) 313-7795  
 CONTACT: PAM VERDADERO  
 EMAIL: PAMV@STANTON-STREET.COM

## OWNER

AG EHC II (NWHM) MULTI STATE 2 LLC  
 15231 LAGUNA CANYON ROAD, SUITE 250  
 IRVINE, CA 92618  
 PHONE (949) 382-7807  
 CONTACT: MARK KAWANAMI  
 EMAIL: MKAWANAMI@NWHM.COM

## PLANNING/ENGINEERING/SURVEYING

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

## LANDSCAPE ARCHITECT

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

## SURVEY

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

## TRAFFIC ENGINEER

KITTELSON & ASSOCIATES, INC.  
 610 SW ALDER ST., SUITE 700  
 PORTLAND, OR 97205  
 PHONE (503) 228-5230  
 CONTACT: MATT BELL

## ARBORIST

MORGAN HOLEN & ASSOCIATES, LLC  
 3 MONROE PARKWAY, SUITE P220  
 LAKE OSWEGO, OR 97035  
 PHONE (971) 409-9354  
 CONTACT: MORGAN HOLEN

## GEOTECHNICAL ENGINEER

HARDMAN GEOTECHNICAL SERVICES, INC. (HGS)  
 10110 SW NIMBUS AVE. SUITE B-5  
 TIGARD, OR 97223  
 PHONE (503) 575-5634  
 CONTACT: SCOTT HARDMAN, PE, GE  
 EMAIL: SHARDMAN.HGS@FRONTIER.COM

## BIOLOGIST

ENVIRONMENTAL SCIENCE & ASSESSMENT, LLC  
 107 SE WASHINGTON ST., SUITE 249  
 PORTLAND, OR 97202  
 PHONE (503) 478-0424  
 CONTACT: JACK DALTON  
 EMAIL: JACK@ESAPDX.COM

## LIGHTING ENGINEER

R&W ENGINEERING, INC.  
 9615 SW ALLEN BLVD, SUITE 107  
 BEAVERTON, OR 97005  
 PHONE (503) 726-3317  
 CONTACT: DENNIS HALL  
 EMAIL: DHALL@RWENG.COM

## VERTICAL DATUM

WASHINGTON COUNTY BENCHMARK NO. 107 LOCATED ON THE SOUTH SIDE OF S.W. SCHOLLS FERRY ROAD NEAR PROJECTED CENTERLINE OF S.W. 175TH AVENUE.

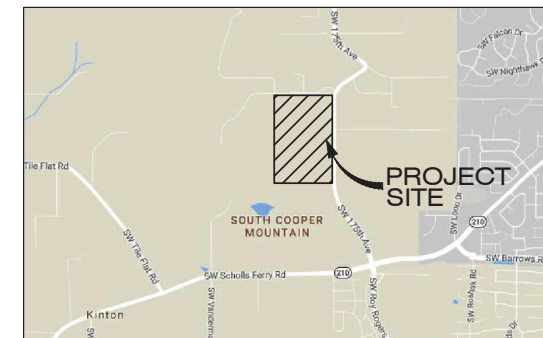
ELEVATION: 306.55

## LOCATION

MAP 1S1 31, TAX LOTS 1600 & 1605  
 17520 SW HORSE TALE DR.  
 BEAVERTON, OR 97007



THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.



## VICINITY MAP

N.T.S.



## SHEET INDEX

| SHEET NUMBER | SHEET DESCRIPTION                       |
|--------------|---|
| P1.0         | COVER SHEET                             |
| P1.1         | LOT IMPROVEMENTS DIMENSIONING PLAN      |
| P2.0         | EXISTING CONDITIONS AND DEMOLITION PLAN |
| P3.0         | PRELIMINARY PLAT                        |
| P4.0         | GRADING PLAN                            |
| P5.0         | OVERALL STREET PLAN                     |
| P6.0         | COMPOSITE UTILITY PLAN                  |
| P7.0-P7.1    | TOWNHOME PLANTING PLAN                  |

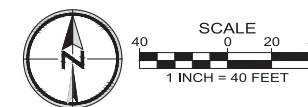
## SITE ANALYSIS DATA

| ITEM                     | LOT COVERAGE IN SQUARE FEET (SF) | LOT COVERAGE % |
|--------------------------|----------------------------------|----------------|
| BUILDING AREA            | 31,769 SF                        | 39.51%         |
| PARKING AND DRIVING      | 9,919 SF                         | 12.34%         |
| LANDSCAPING / OPEN SPACE | 38,715 SF                        | 48.15%         |
| TOTAL AREA*              | 80,403 SF                        | 100.00%        |

\*DOES NOT INCLUDE SW 176TH AVE RIGHT OF WAY OR TRACTS 'P' & 'Q'

CWS FILE NO. 18-002050

Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By *SNB* Date 10/23/2023  
 SPL ATTACHMENT 1 OF 2



COB CASEFILE # SD2018-0024



## COVER SHEET

| Designed by | Date    | Drawn by | Date    | Reviewed by | Date    | Project No. | REF. |
|-------------|---------|----------|---------|-------------|---------|-------------|------|
| GAM         | 07/2023 | BDH      | 07/2023 | GAM         | 07/2023 | 386-003     |      |

By

Revision

Date

No.

Project

THE VINEYARD - PH2 - TH

No. 386-003

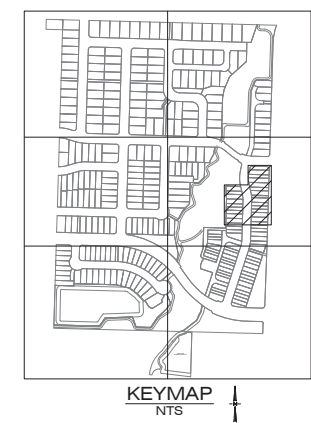
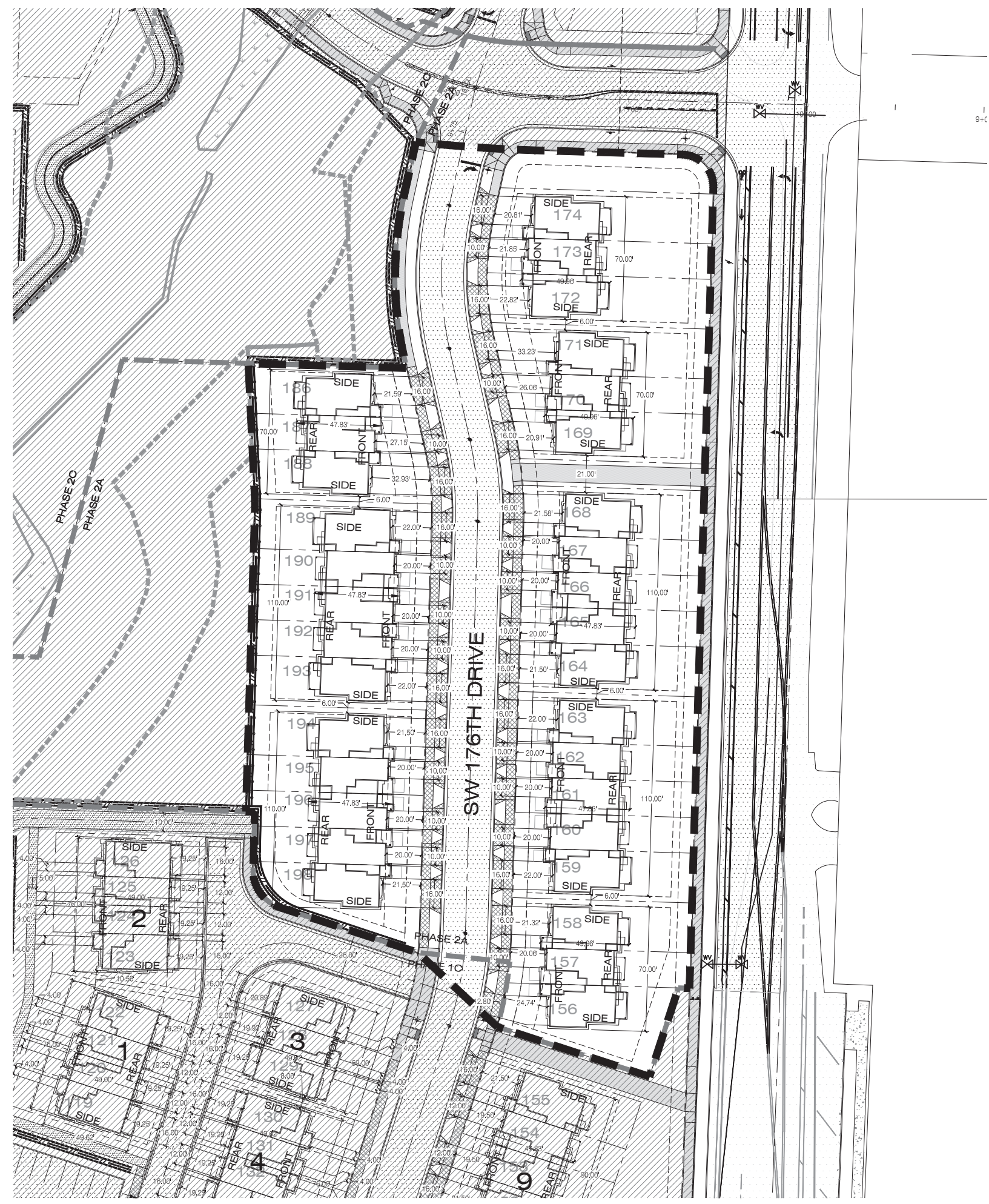
Type PLANNING

Sheet

P1.0

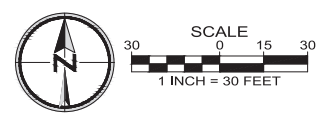


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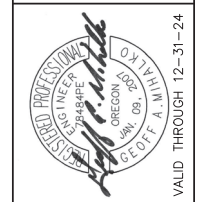


- LEGEND**
- PROPOSED CONCRETE CURB AND GUTTER
  - SAWCUT LINE
  - EASEMENT LINE
  - EXISTING PAVEMENT
  - PROPOSED PAVEMENT
  - PROPOSED SIDEWALK WITH FACILITY PERMIT
  - PROPOSED SIDEWALK (BY HOMEBUILDER)

**CWS FILE NO. 18-002050**  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By SNB Date 10/23/2023  
 SPL ATTACHMENT 2 OF 2



**PIONEER DESIGN GROUP**  
 CIVIL ENGINEERING • LAND USE PLANNING • LAND SURVEYING • LANDSCAPE ARCHITECTURE  
 8800 SW WASHINGTON SQUARE RD. SUITE 170 PORTLAND, OREGON 97223  
 P 503.843.8282 www.pdg.com



**LOT IMPROVEMENTS DIMENSIONING PLAN**  
 VINEYARD AT COOPER MOUNTAIN - PHASE 2 - TOWNHOMES  
 BEAVERTON, OREGON

| Designed by | Date    | By | Date |
|-------------|---------|----|------|
| GAM         | 07/2023 |    |      |
| BDH         | 07/2023 |    |      |
| GAM         | 07/2023 |    |      |

| Project No. | Date | By | Date |
|-------------|------|----|------|
| 386-003     |      |    |      |
| PLANNING    |      |    |      |
| <b>P1.1</b> |      |    |      |



**Received**  
**Planning Division**  
 11/03/2023

CWS File Number  
18-002050

## AMENDED 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).**

|               |                               |                      |                        |
|---------------|-------------------------------|----------------------|------------------------|
| Jurisdiction: | <u>City of Beaverton</u>      | Review Type:         | <u>Tier 2 Analysis</u> |
|               |                               | SPL Original Date:   | <u>August 16, 2018</u> |
| Site Address  | <u>17520 SW Horse Tale Dr</u> | SPL Amendment Date:  | <u>May 20, 2019</u>    |
| / Location:   | <u>Beaverton, OR 97007</u>    | SPL Expiration Date: | <u>May 19, 2021</u>    |

|                               |                                    |                           |                                    |
|-------------------------------|------------------------------------|---------------------------|------------------------------------|
| <b>Applicant Information:</b> |                                    | <b>Owner Information:</b> |                                    |
| Name                          | <u>DARREL SMITH</u>                | Name                      | <u></u>                            |
| Company                       | <u>METROPOLITAN LAND GROUP LLC</u> | Company                   | <u>METROPOLITAN LAND GROUP LLC</u> |
| Address                       | <u>17933 NW EVERGREEN PARKWAY</u>  | Address                   | <u>17933 NW EVERGREEN PARKWAY</u>  |
|                               | <u>BEAVERTON OR 97006</u>          |                           | <u>BEAVERTON OR 97006</u>          |
|                               | <u>SUITE 300</u>                   |                           | <u>SUITE 300</u>                   |
| Phone/Fax                     | <u>(503) 597-7100</u>              | Phone/Fax                 | <u>(503) 597-7100</u>              |
| E-mail:                       | <u></u>                            | E-mail:                   | <u></u>                            |

|                                 |  |
|---------------------------------|--|
| <b>Tax lot ID</b>               | <b>Development Activity</b>                    |
| <u>1S1310001600, 1605, 1900</u> | <u>Vineyard at Cooper Mountain Subdivision</u> |
| <u>2S106B000202</u>             | <u></u>  |

|  |  |
|--|--|
| <b>Pre-Development Site Conditions:</b>  | <b>Post Development Site Conditions:</b>   |
| Sensitive Area Present: <input checked="" type="checkbox"/> On-Site <input checked="" type="checkbox"/> Off-Site | Sensitive Area Present: <input checked="" type="checkbox"/> On-Site <input checked="" type="checkbox"/> Off-Site |
| Vegetated Corridor Width: <u>Variable</u>  | Vegetated Corridor Width: <u>Variable</u>  |
| Vegetated Corridor Condition: <u>Good/Degraded</u>   | <u></u>  |

|   |   |
|---|---|
| Enhancement of Remaining Vegetated Corridor Required: <input checked="" type="checkbox"/> | Square Footage to be enhanced: <u>160,907</u> |
|---|---|

**Encroachments into Pre-Development Vegetated Corridor:**

|  |                 |
|--|-----------------|
| Type and location of Encroachment:   | Square Footage: |
| <u>Roads, Trail, Stormwater Facility (Permanent Encroachment; Mitigation Required)</u>       | <u>29,800</u>   |
| <u>Off-site Regional Stormwater Facility (Permanent Encroachment; Mitigated through PTP)</u> | <u>19,391</u>   |
| <u>Stormwater Pipes (Temporary Encroachment; Restoration Planting In-place Required)</u>     | <u>2,996</u>    |

**Mitigation Requirements:**

|                                     |                       |
|-------------------------------------|-----------------------|
| Type/Location                       | Sq. Ft./Ratio/Cost    |
| <u>On-site (1S1310001600, 1605)</u> | <u>44,700 / 1.5:1</u> |
| <u></u>                             | <u></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.**



## ALTERNATIVES ANALYSIS

**1. The proposed encroachment area is mitigated in accordance with Section 3.08.**

The proposed site plan will impact both wetland and CWS VC due to retaining walls, roadway and trail crossings and for a regional stormwater facility. The stormwater facility VC impacts totaling 19,391 square feet will be mitigated through Payment-to-Provide (PTP), which is \$0 since the associated wetlands are isolated and will be mitigated through purchase of wetland mitigation bank credits. The VC impacts associated with the retaining walls, roadway and trail impacts totaling 29,800 square feet will be mitigated on site along the perimeter of the main drainage VC. The total on-site mitigation provided will be 44,700 square feet, which is 1.5 to 1 ratio of mitigation to impact.

**2. The replacement mitigation protects the functions and values of the Vegetated Corridor and Sensitive Area.**

VC functions impacted at the road and trail crossings and retaining walls for development will be mitigated on site along the existing drainage. This mitigation will be contiguous with the existing CWS VC enhancement areas and will provide for wider VC along approximately 1,500 linear feet of the drainage. The VC and wetland functions lost with the elimination of Wetland D and E in the storm water facility footprint will be provided by the purchase of mitigation bank credits. The mitigation bank credits will offset the lost wetland functions, which are minimal in the small slope wetlands. Elimination of the VC along the wetlands will not greatly impact the existing function of the local watershed, since impacted VC functions are isolated at the slope wetlands and will be replaced directly adjacent to the drainage corridor in middle site.

**3. Enhancement of the replacement area, if not already in Good Corridor Condition, and either the remaining Vegetated Corridor on the site or the first 50 feet of width closest to the resource, whichever is less, to a Good Corridor Condition.**

A total of 163,204 square feet of existing VC will be enhanced along the main drainage on site to district standards.

**4. A District Stormwater Connection Permit is likely to be issued based on proposed plans.**

The project engineer has submitted a preliminary storm drainage report with the land use application to the City. Upon acceptance of the Tier 2, construction plans with the proposed storm water treatment plan will be submitted with the goal to achieve a Stormwater Connection Permit.

**5. Location of development and site planning minimizes incursion into the Vegetated Corridor.**

All of the wetland and waterway and associated VC impacts result from retaining wall, roadways, trails or storm water facilities. The multi-use trail is a requirement of the Beaverton regional trail plan, and THPRD regulations apply to trail design. Overall VC encroachment due to the trail has been minimized to the maximum extent practicable and uses existing culvert crossings where available and the unavoidable road crossing impacts will be minimized by curb-tight sidewalks to reduce the roadway widths. The eastern neighborhood storm facility avoids significant wetland impacts on the THPRD property to the south. The applicant cannot avoid the direct impacts to wetlands and associated VC and still construct the road infrastructure and neighborhood storm facilities.

**6. No practicable alternative to the location of the development exists that will not disturb the Sensitive Area or Vegetated Corridor.**

The preferred alternative provides the neighborhood and collector routes through the site to meet the City of Beaverton SCMCP requirements. The integration of the eastern neighborhood storm facility with the THPRD park improvements in southeast end of site meets required vehicular access to future THPRD park, since access off of SW 175<sup>th</sup> Avenue is not allowed by Beaverton and THPRD. The preferred alternative provides the regional stormwater facility in a location that can serve both the eastern portion of the Vineyard development and the future THPRD park site. While the retaining wall, roadway and trail structures will impact the wetlands in the drainage swale in the middle of the site, these impacts are unavoidable in order to provide the neighborhood and collector routes through the site and the meet transportation requirements of Beaverton's SCMCP. The wetland impacts resulting from the storm facility are also unavoidable since the facility must be located in the topographic low point of the site. The site plan alternative that looked at reductions in wetland and CWS VC impacts is not practicable, since it cannot meet the roadway alignment requirements and does not meet vehicular access requirements to the THPRD site in the south end of site



**7. Proposed encroachment provides public benefits.**

The site plan provides a 44,700 square foot VC mitigation area along the perimeter of the existing drainage corridor on site. This mitigation will provide approximately 1,500 linear feet of expanded VC from the minimum 50-foot width so that proposed VC widths average 25 feet additional VC width adjacent to the proposed development. The increased VC along this drainage corridor will provide water quality public benefit to serve the surrounding South Cooper Mountain and downstream Tualatin River watershed.

**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 17-5, Chapter 3.
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 17-5, Section 3.06.1 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 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 17-5, Section 5.10.
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 17-5, Section 3.14.2, Table 3-3.**
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 17-5, Appendix A, 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 Vegetation and Animal Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
16. Clean Water Services 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 17-5, Appendix A).
17. **Maintenance and monitoring requirements shall comply with R&O 17-5, Section 2.12.2. 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 17-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2.**
19. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services shall 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

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.**

Please call (503) 681-3667 with any questions.



Stacy Benjamin  
Environmental Plan Review

**Attachments (5)**



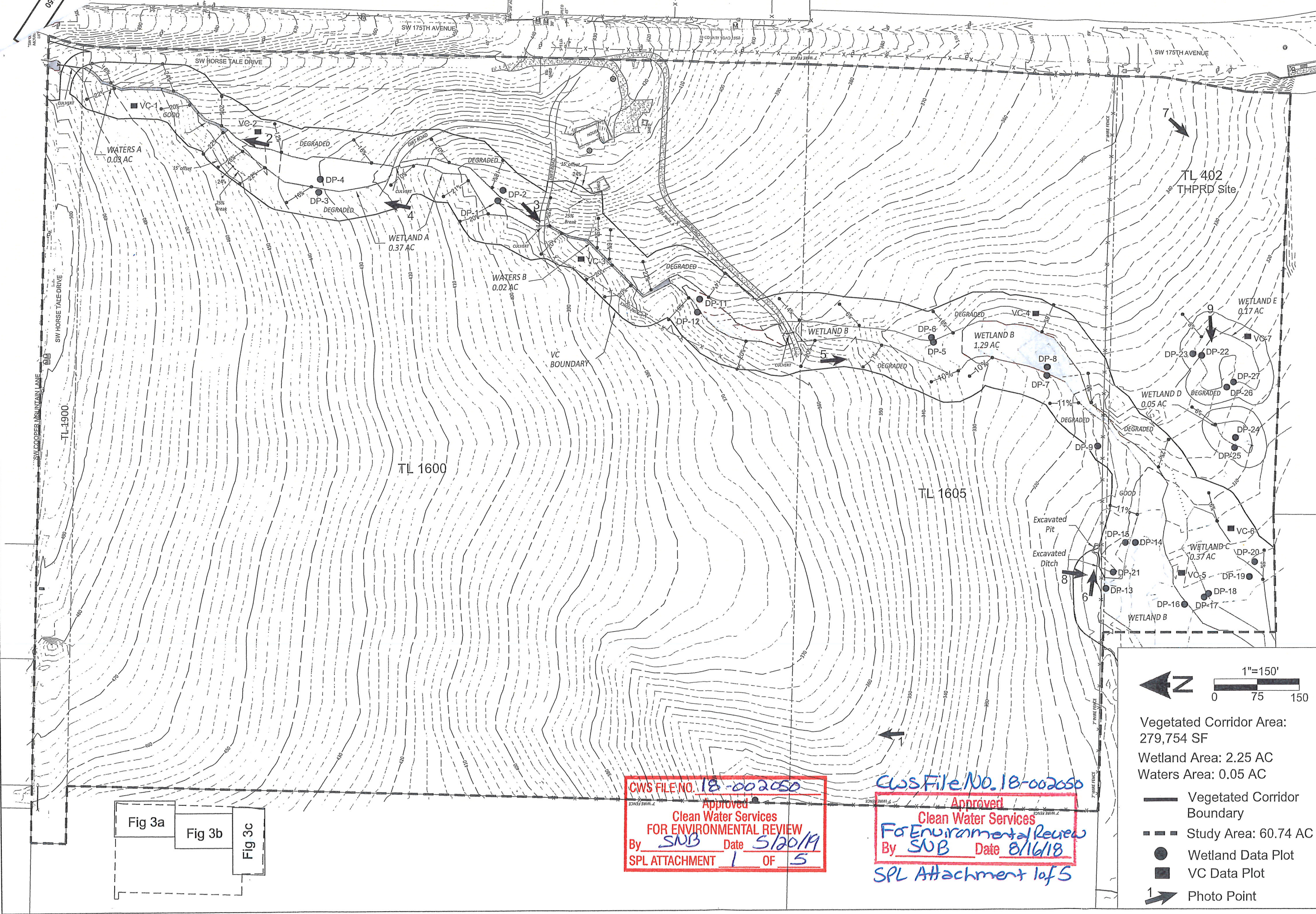

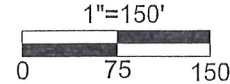







Fig 3a  
Fig 3b  
Fig 3c

CWS FILE NO. 18-002050  
Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW  
By SNB Date 5/20/19  
SPL ATTACHMENT 1 OF 5


CWS FILE NO. 18-002050  
Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW  
By SNB Date 8/16/18  
SPL Attachment 1 of 5

Vegetated Corridor Area:  
279,754 SF  
 Wetland Area: 2.25 AC  
 Waters Area: 0.05 AC

-  Vegetated Corridor Boundary
-  Study Area: 60.74 AC
-  Wetland Data Plot
-  VC Data Plot
-  Photo Point

107 SE Washington St.  
 Suite 249  
 Portland, OR 97214  
 Phone: 503.478.0424  
 www.esapdx.com



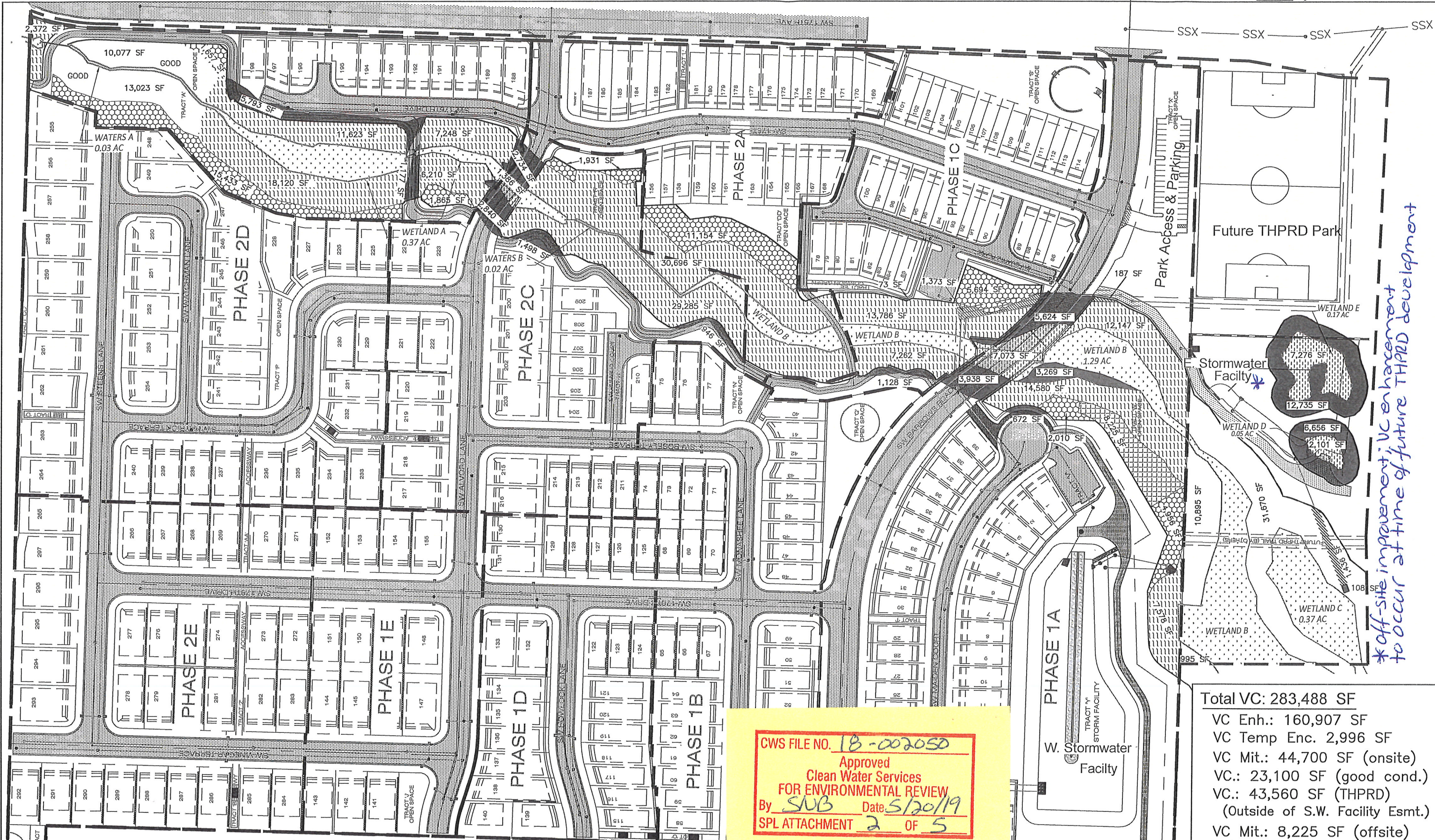
Environmental  
 Science &  
 Assessment, LLC

**Existing Conditions Map**  
**Vineyard at Cooper Mountain**  
**Beaverton, Oregon**

Base Map Source:  
 Pioneer Design  
 Group, Inc.  
 Mod. By: KR  
 Date: 6/18  
 Job: 17038  
 Rev:

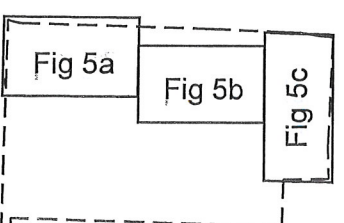
**Figure 3**





- VC Permanent Encroachment: 49,191 SF  
 19,391 SF Mitigated w/ PTP  
 29,800 SF Mitigated onsite
- VC Temporary Encroachment: 2,996 SF  
 Trees 30 & Shrubs 150
- Sensitive Area Impacts: 17,903 SF
- Onsite VC Mitigation: 44,700 SF (1.5:1 ratio)  
 Trees 447 & Shrubs 2,235
- VC Enhancement: 160,907 SF  
 Trees 1,609 & Shrubs 8,045
- VC Offsite Mitigation: 8,225 SF  
 (CWS File# 17-003417)

Total VC: 283,488 SF  
 VC Enh.: 160,907 SF  
 VC Temp Enc. 2,996 SF  
 VC Mit.: 44,700 SF (onsite)  
 VC.: 23,100 SF (good cond.)  
 VC.: 43,560 SF (THPRD)  
 (Outside of S.W. Facility Esmt.)  
 VC Mit.: 8,225 SF (offsite)  
 (CWS File# 17-003417)  
 Total VC Mitigation: 64,091 SF  
 Onsite Mitig.: 44,700 SF (1.5:1)  
 PTP Mitig.: 19,391 SF  
 Wetland/Waters Area: 2.3 AC  
 Study Area: 60.74 AC



CWS FILE NO. 18-002050  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By SUB Date 5/20/19  
 SPL ATTACHMENT 2 OF 5

\*off-site improvement, VC enhancement to occur at time of future THPRD development

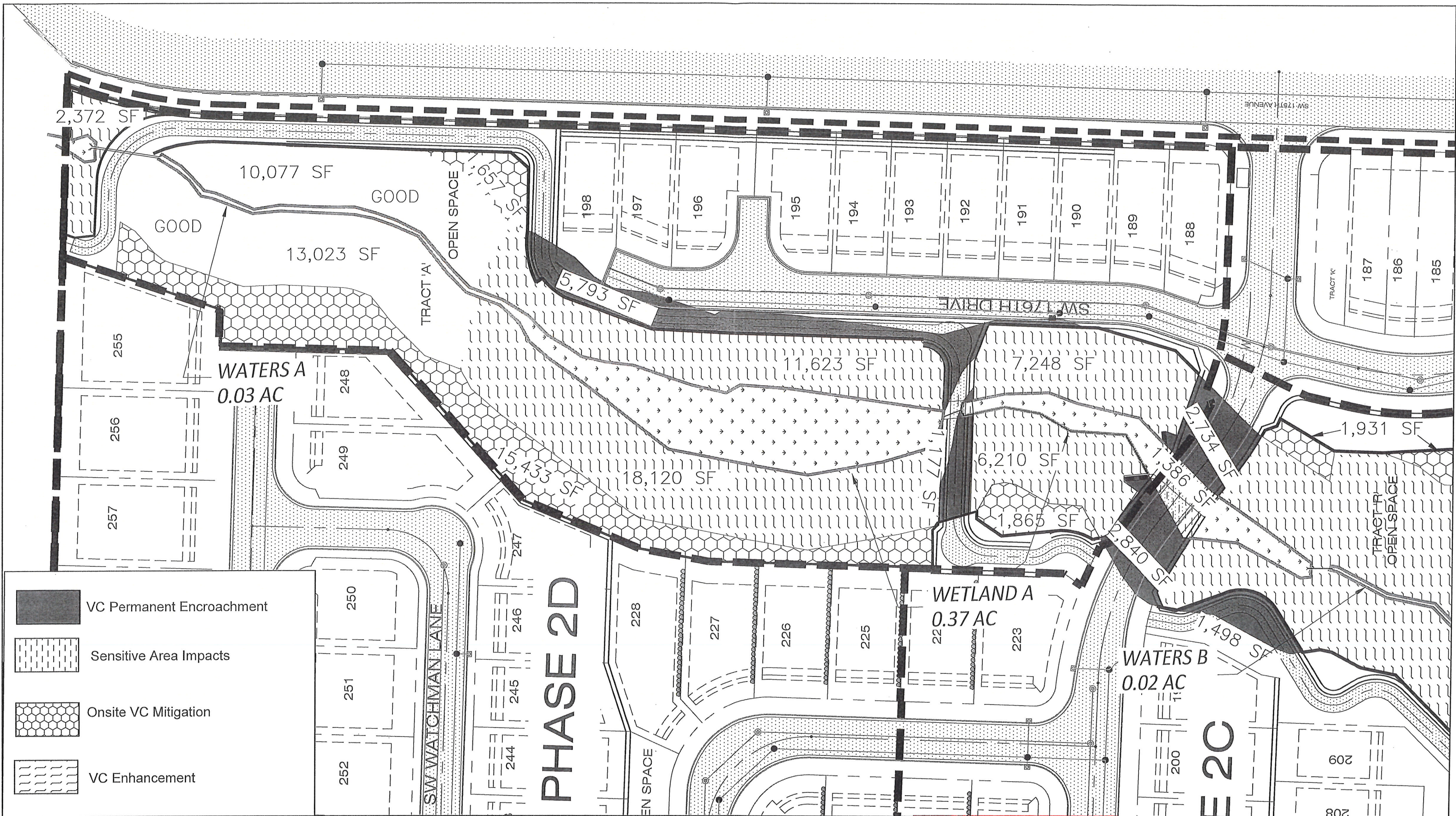
**Site Plan + Mitigation**  
**Off-Site Mitigation at**  
**Vineyard at Cooper Mountain**  
**Beaverton, Oregon**


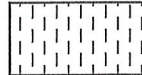
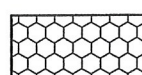
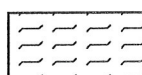
Environmental Science & Assessment, LLC  
 107 SE Washington St.  
 Suite 249  
 Portland, OR 97214  
 Phone: 503.478.0424  
 www.esapdx.com

Base Map Source:  
 Pioneer Design Group, Inc.  
 Mod. By: KR  
 Date: 6/18  
 Job: 17038  
 Rev: 4/19

Figure 5





-  VC Permanent Encroachment
-  Sensitive Area Impacts
-  Onsite VC Mitigation
-  VC Enhancement

Environmental  
Science &  
Assessment, LLC



107 SE Washington St., # 249  
Portland, OR 97214  
Phone: 503.478.0424  
FAX: 503.478.0422  
www.esapdx.com

VC Enhancement / Mitigation Plan  
Vineyard at Cooper Mountain  
Beaverton, Oregon

CWS FILE NO. 18-002050  
Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW  
By SUB Date 5/20/19  
SPL ATTACHMENT 3 OF 5

|                  |                      |
|------------------|----------------------|
| Base Map Source: | Pioneer Design Group |
| Modified By:     | KR                   |
| Date:            | 6/18                 |
| Rev:             | 4/19                 |
| Proj. #          | 17038                |

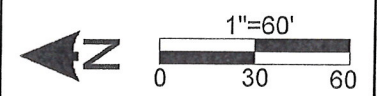
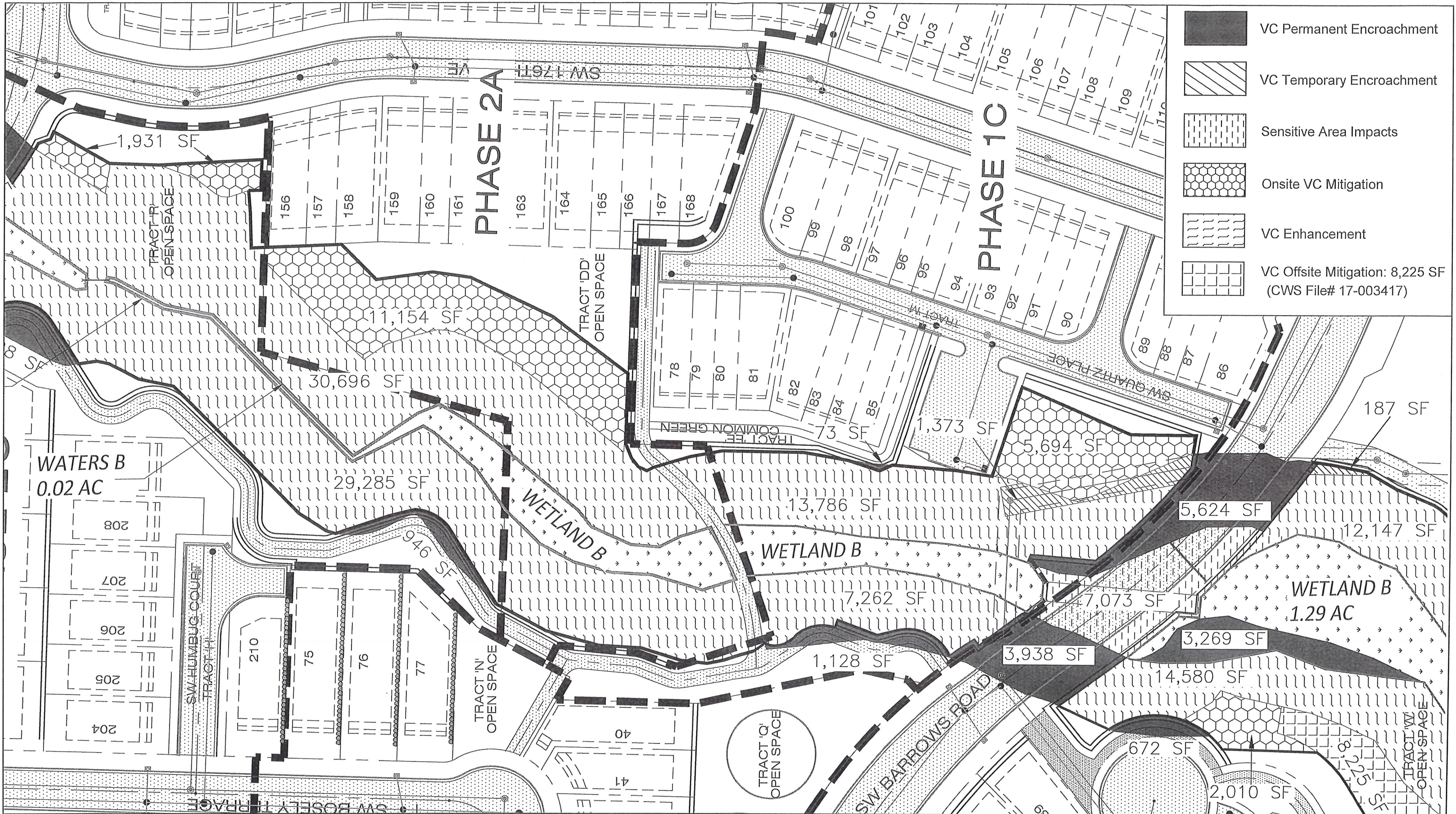


Figure 5a





Environmental Science & Assessment, LLC  
 107 SE Washington St., # 249  
 Portland, OR 97214  
 Phone: 503.478.0424  
 FAX: 503.478.0422  
 www.esapdx.com

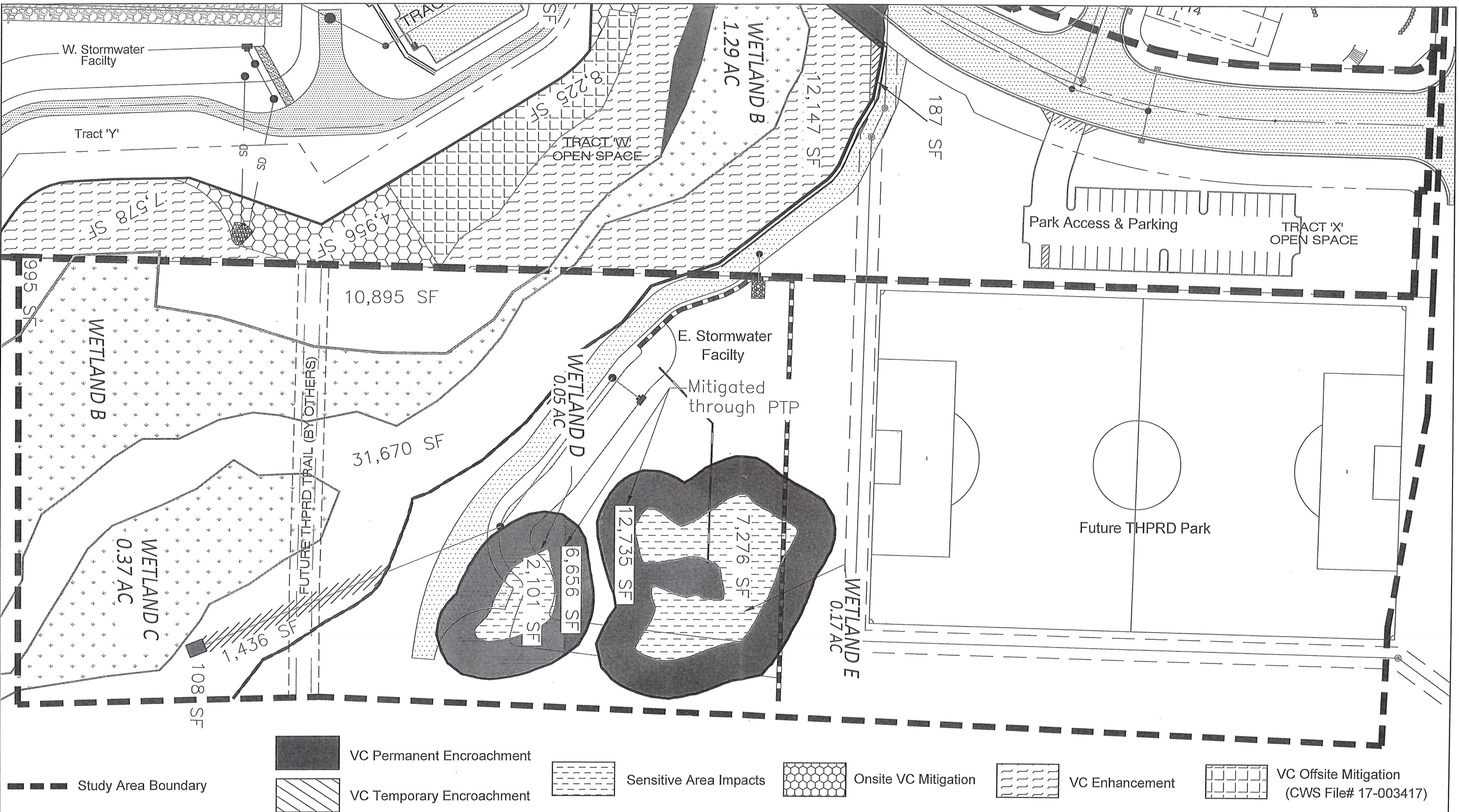
VC Enhancement / Mitigation Plan  
 Vineyard at Cooper Mountain  
 Beaverton, Oregon

CWS FILE NO. 18-00200  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By SUB Date 5/20/19  
 SPL ATTACHMENT 4 OF 5

|                  |                            |
|------------------|----------------------------|
| Base Map Source: | Pioneer Design Group, Inc. |
| Modified By:     | KR                         |
| Date:            | 6/18                       |
| Rev:             | 4/19                       |
| Proj. #          | 17038                      |

1"=60'  
 0 30 60  
 Figure 5b





Environmental Science & Assessment, LLC  
 107 SE Washington St., # 249  
 Portland, OR 97214  
 Phone: 503.478.0424  
 www.esapdx.com

VC Enhancement / Mitigation Plan  
 Vineyard at Cooper Mountain  
 Beaverton, Oregon

CWS FILE NO. 18-002050  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By SUB Date 5/20/19  
 SPL ATTACHMENT 5 OF 5

Base Map Source:  
 Pioneer Design Group, Inc.  
 Modified By: KR  
 Date: 6/18  
 Rev: 4/19  
 Proj. # 17038

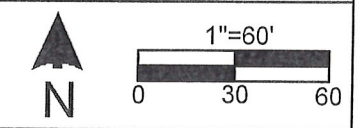


Figure 5c



FIRE CODE / LAND USE / BUILDING REVIEW  
APPLICATION



**North Operating Center**  
11945 SW 70<sup>th</sup> 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: AG EHC II (NWHM) Multi State 2 LLC  
Address: 15231 Laguna Canyon Road, Suite 250, Irvine, CA 92618  
Phone: 503-312-6213 Christopher Walther  
Email: cwalther@nwhm.com  
Site Address: 17520 SW Horse Tale Drive  
City: Beaverton, OR 97007  
Map & Tax Lot #: 1S1 31C, TL 1600 & 1605  
Business Name: The New Home Company  
Land Use/Building Jurisdiction: City of Beaverton  
Land Use/ Building Permit # SD2023-0007 / LD2018-0026  
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**

Construction of 32 townhome units in 8 separate townhome buildings on Lots 156 – 174 and 186 – 198 of the Vineyard Phase 2 subdivision

**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 # 2023-0170  
Permit Type: SPP-COB  
Submittal Date: 10/17/2023  
Assigned To: DFM FOSTER  
Due Date: 11/2/2023  
Fees Due: 0  
Fees Paid: 0

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

**This section is for application approval only**

DFM Jeremy Foster #0022 11/2/23  
Fire Marshal or Designee Date

Conditions:

Final Inspection Required by TVFR

See Attached Conditions:  Yes  No  
Site Inspection Required:  Yes  No

**This section used when site inspection is required**

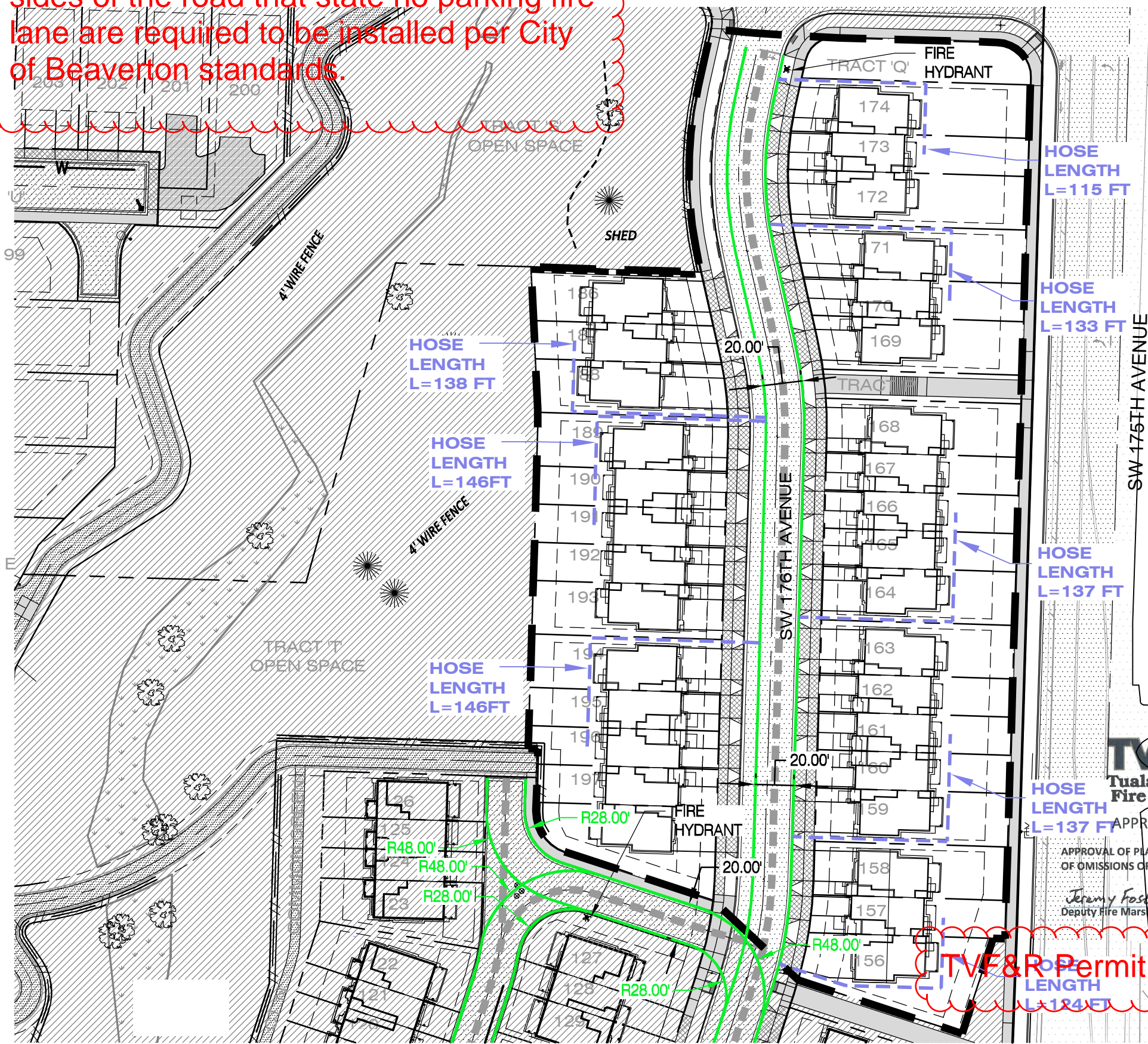
Inspection Comments:

Final TVFR Approval Signature & Emp ID Date






Note: A final inspection from TVF&R is required for this project. Signage on both sides of the road that state no parking fire lane are required to be installed per City of Beaverton standards.

# Fire Service 'FS1' Exhibit

VINEYARD PHASE 2 - TOWNHOMES



## LEGEND

-  R48' FIRE VEHICLE TURNING RADIUS
-  R28' FIRE VEHICLE TURNING RADIUS
-  HOSE LAY
-  FIRE HYDRANT
-  DESIGNATED FIRE LANE. FIRE LANE SHALL BE DESIGNED TO SUPPORT FIRE APPARATUS WITH 75,000 GVWR WITH WHEEL LOAD OF 12,500 LBS

## FS-1 NOTES

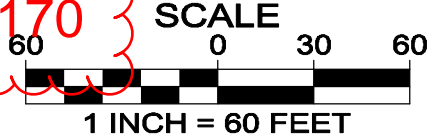
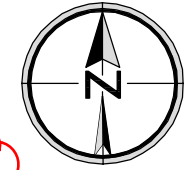
1. THE MAXIMUM PROPOSED STREET GRADE IN THE TOWNHOME DEVELOPMENT IS 13.1%, THUS NOT EXCEEDING ALLOWABLE 15%.
2. BASED ON THE LARGEST TOWNHOME BUILDING, THE FIRE FLOW DEMAND IS 1,375 GPM.
3. FIRE FLOW TESTING WILL BE DEFERRED UNTIL INFRASTRUCTURE IN THIS DEVELOPMENT HAS BEEN CONSTRUCTED AND TESTED.
4. THIS TOWNHOME DEVELOPMENT PROPOSES 32 UNITS, EXCEEDING THE 30 UNIT THRESHOLD REQUIRING SECONDARY ACCESS. ACCESS FROM THE NORTH IS PROVIDED ON SW 176TH AVE VIA SW ALVORD LANE, AND FROM THE SOUTH ON SW 176TH AVENUE THROUGH PHASE 1 VIA SW BARROWS ROAD.



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

Jeremy Foster  
Deputy Fire Marshal II

TVF&R Permit # 2023-0170



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

|               |         |      |         |
|---------------|---------|------|---------|
| Designed by   | BDH     | Date | 07/2023 |
| Drawn by      | BDH     | Date | 07/2023 |
| Reviewed by   | GAM     | Date | 07/2023 |
| Project No.   | 235-048 | REF. |         |
| Horiz. Scale: | 1"=60'  |      |         |
| Vert. Scale:  |         |      |         |

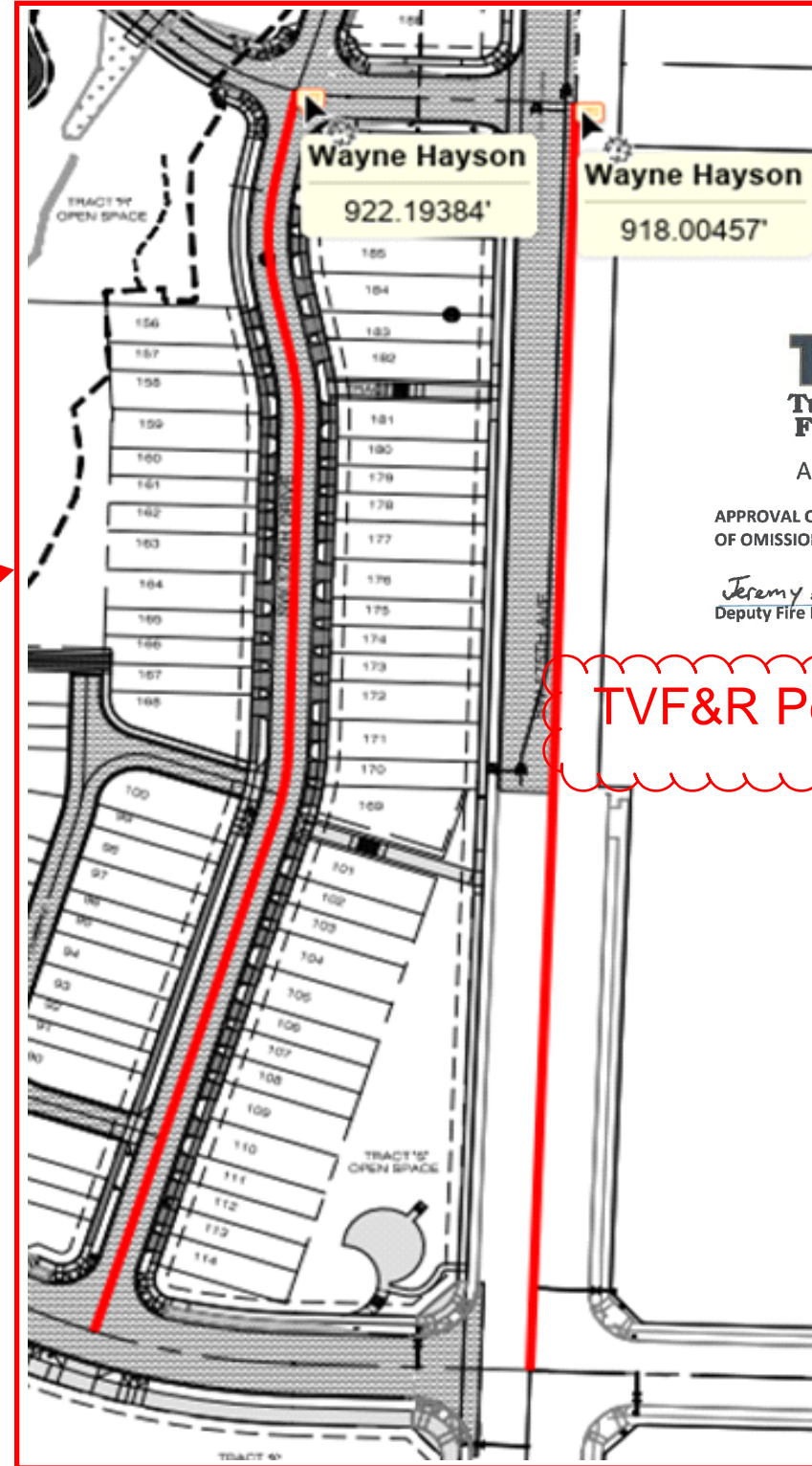
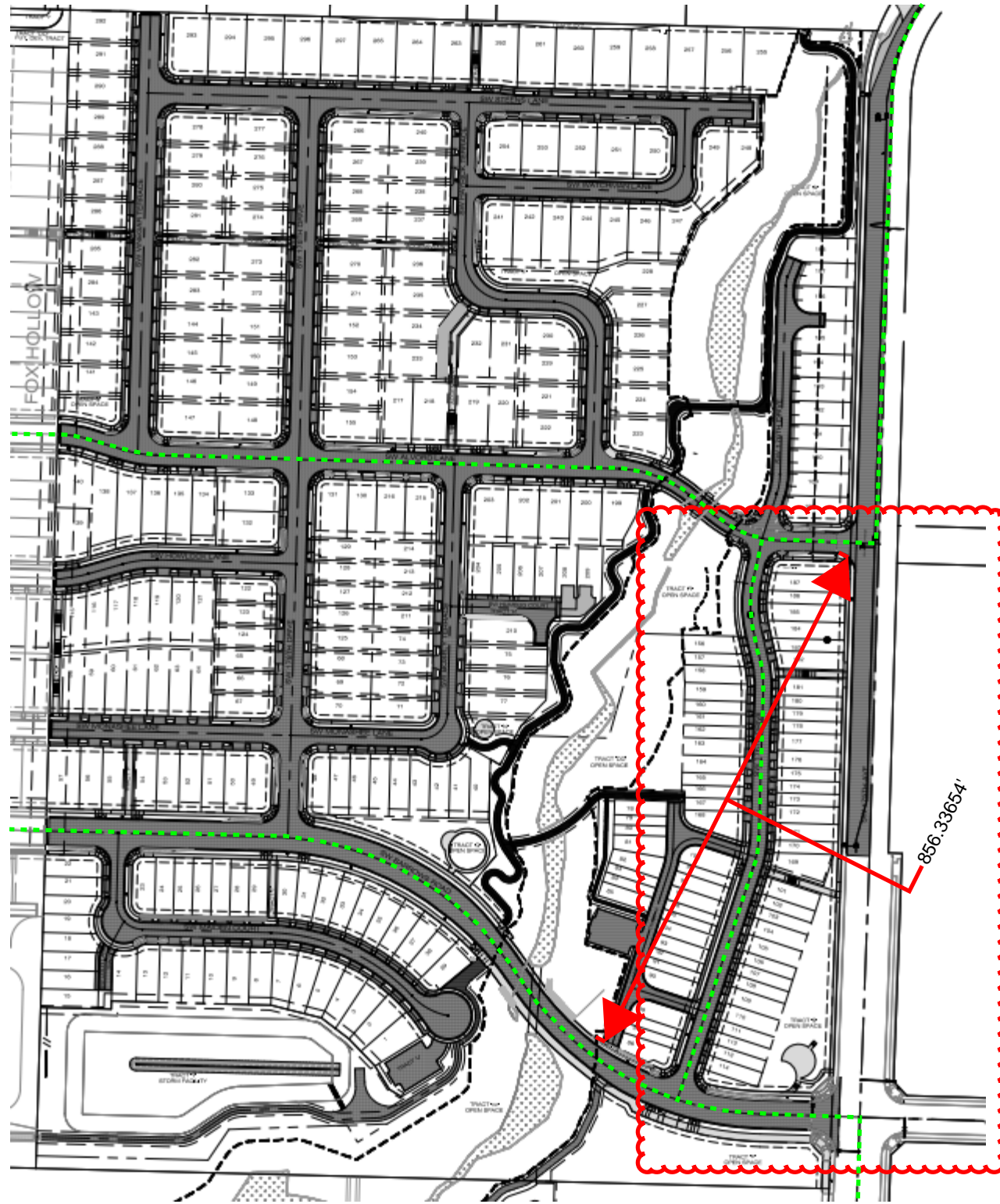
|         |                    |
|---------|--------------------|
| Project | VINEYARD TOWNHOMES |
| No.     | 235-048            |
| Type    | PLANNING           |
| Sheet   | 1 of 1             |

B:\Projects\235-048\planning\outbox\TVF&R\Phase 2\235048\_Fire Service Plan-Model-Phase 2.dwg 7/11/2023 9:30:31 AM



# Fire Service 'FS2' Exhibit

## Emergency Vehicle Access



APPROVED PLANS  
 APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.  
 Jeremy Foster  
 Deputy Fire Marshal II

TVF&R Permit # 2023-0170

--- Emergency Vehicle Access Routes

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 PORTLAND, OREGON | HONOLULU, HAWAII  
 WWW.PD-GRP.COM

|               |         |      |         |
|---------------|---------|------|---------|
| Designed by   | WTH     | Date | 10/2023 |
| Drawn by      | WTH     | Date | 10/2023 |
| Reviewed by   | GAM     | Date | 10/2023 |
| Project No.   | 235-048 | REF. |         |
| Horiz. Scale: | 1"=60'  |      |         |
| Vert. Scale:  |         |      |         |

**Project**  
 VINEYARD TOWNHOMES  
**No.**  
 235-048  
**Type**  
 PLANNING  
**Sheet**



# VINEYARD AT COOPER MOUNTAIN

A 297 UNIT PLANNED UNIT DEVELOPMENT ON TAX LOTS 1600, & 1605, TAX MAP 1S1 31C

## APPLICANT

LC VINEYARD, LLC  
17993 NW EVERGREEN PLACE, SUITE 300  
BEAVERTON, OR 97006  
PHONE (503) 597-7132  
CONTACT: DARREL SMITH

## PLANNING

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

## ENGINEERING

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

## SURVEYING

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

## LANDSCAPE ARCHITECT

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

## BIOLOGIST

ENVIRONMENTAL SCIENCE & ASSESSMENT, LLC  
107 SE WASHINGTON ST., SUITE 249  
PORTLAND, OR 97202  
PHONE (503) 478-0424  
CONTACT: JACK DALTON

## TRAFFIC ENGINEER

KITTELSON & ASSOCIATES, INC.  
610 SW ALDER ST., SUITE 700  
PORTLAND, OR 97205  
PHONE (503) 228-5230  
CONTACT: MATT BELL

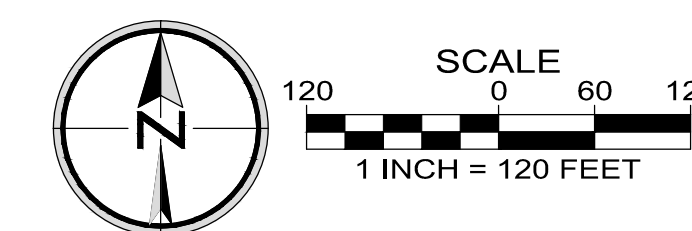
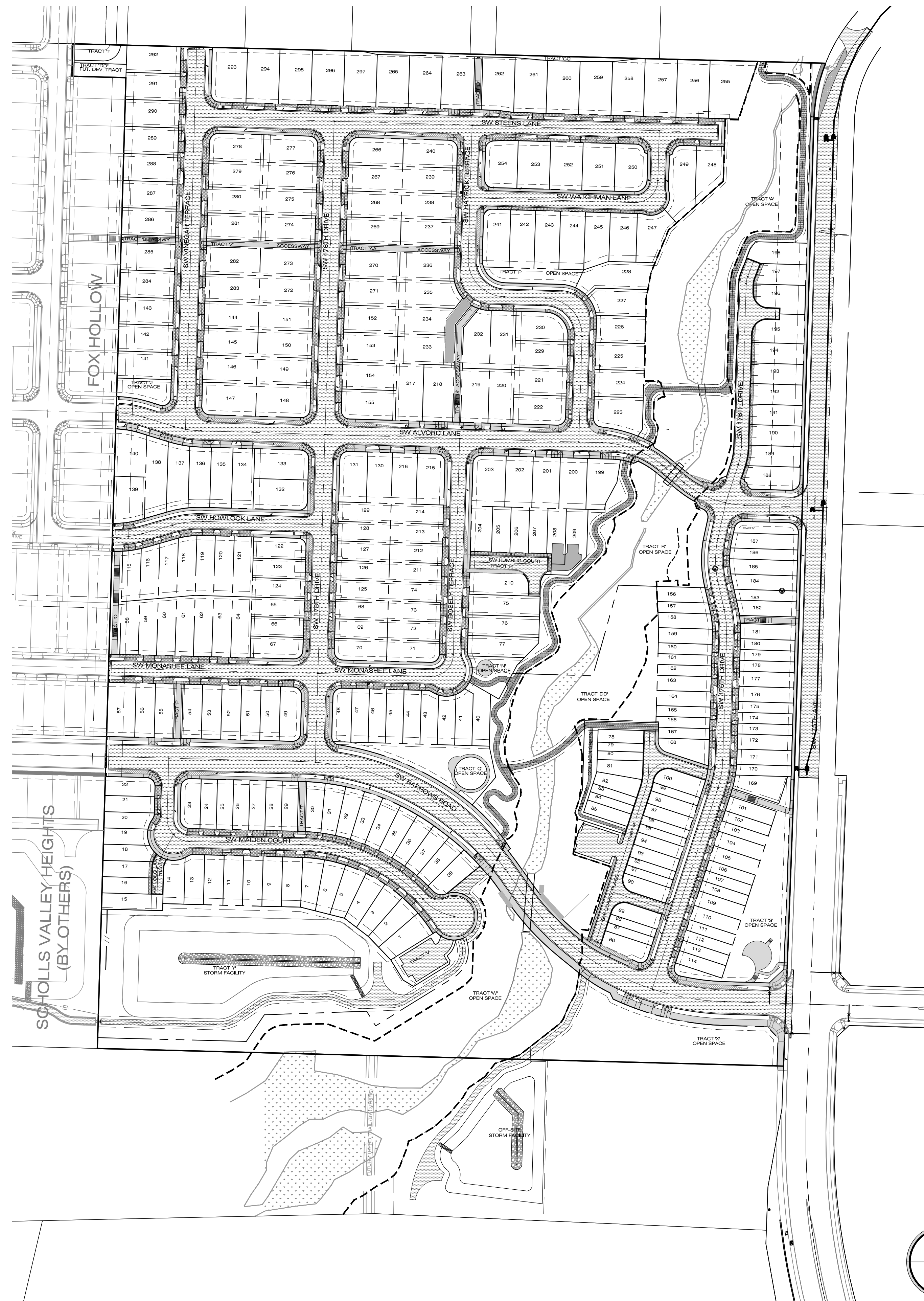
## ARBORIST

MORGAN HOLEN & ASSOCIATES, LLC  
3 MONROE PARKWAY, SUITE P220  
LAKE OSWEGO, OR 97035  
PHONE (971) 409-9354  
CONTACT: MORGAN HOLEN

## GEOTECHNICAL ENGINEER

GEOPACIFIC ENGINEERING, INC.  
14835 SW 72ND AVE.  
PORTLAND, OR 97224  
PHONE (503) 598-8445  
CONTACT: JIM IMBRIE

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAN. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.



VICINITY MAP  
N.T.S.

**TOTAL AREA**  
54.28 ACRES

**LOCATION**  
MAP 1S1 31C, TAX LOTS 1600 & 1605

17520 SW HORSE TALE DR.  
BEAVERTON, OR 97007

**VERTICAL DATUM**  
WASHINGTON COUNTY BENCHMARK NO. 107 LOCATED ON THE SOUTH SIDE OF S.W. SCHOLLS FERRY ROAD NEAR PROJECTED CENTERLINE OF S.W. 175TH AVENUE.  
ELEVATION: 306.55 (NGVD 29)

**DISTURBED AREA**

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| ONSITE                      | = | 1,991,292 SF                      |
| OFFSITE                     | = | 80,238 SF                         |
| <b>TOTAL DISTURBED AREA</b> | = | <b>2,071,530 SF</b><br>(47.55 AC) |

**WASHINGTON COUNTY PERMITS**

|                                 |            |
|---------------------------------|------------|
| SW 175TH IMPROVEMENTS - PHASE 1 | CDA#18-913 |
| SW 175TH IMPROVEMENTS - PHASE 2 | CDA#18-801 |

## ENVIRONMENTAL PERMITS

DSL 61611RF  
USACE NWP-2019-033  
NMFS 2013-10411

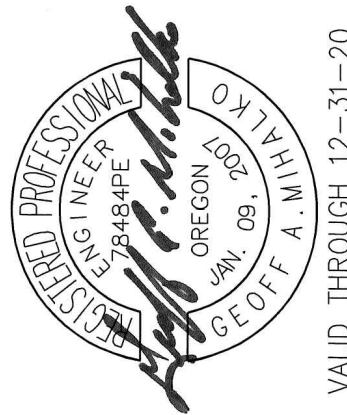
FOR OFFICIAL USE ONLY



APPROVED PLANS  
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.  
Jeremy Foster  
Deputy Fire Marshal II

**TVF&R Permit # 2023-0170**

09/27/2019



## COVER SHEET

| Designed by | Date       | Reviewed by | Date       | Project No. | Ref. |
|-------------|------------|-------------|------------|-------------|------|
| GAM         | 11/01/2018 | GAM         | 11/01/2018 | 235-048     | N/A  |
| MIP         | 11/01/2018 | GAM         | 11/01/2018 |             |      |

Horiz. Scale: 1" = 120'  
Vert. Scale: N/A  
255048\_C01.Dwg

By: GAM

| No. | Date       | Revision                   |
|-----|------------|----------------------------|
| 1   | 05/10/2019 | CITY OF BEAVERTON COMMENTS |

Project: THE VINEYARD  
No.: 235-048  
Type: ENGINEERING  
Sheet: **C0.0**





**TVF&R**  
Tualatin Valley  
Fire & Rescue  
APPROVED PLANS  
APPROVAL OF PLANS IS NOT AN APPROVAL  
OF OMISSIONS OR OVERSIGHTS.  
Jeremy Foster  
Deputy Fire Marshal II

TVF&R Permit # 2023-0170

**Building 1 (Lots 156-158)**  
3/16" = 1'-0"  
ENTRY ELEVATION  
CONTEMPORARY FRENCH



**Building 1 (Lots 156-158)**  
1/8" = 1'-0"  
ENHANCED  
SIDE ELEVATION  
CONTEMPORARY FRENCH



**Building 1 (Lots 156-158)**  
1/8" = 1'-0"  
ENHANCED  
REAR ELEVATION  
CONTEMPORARY FRENCH



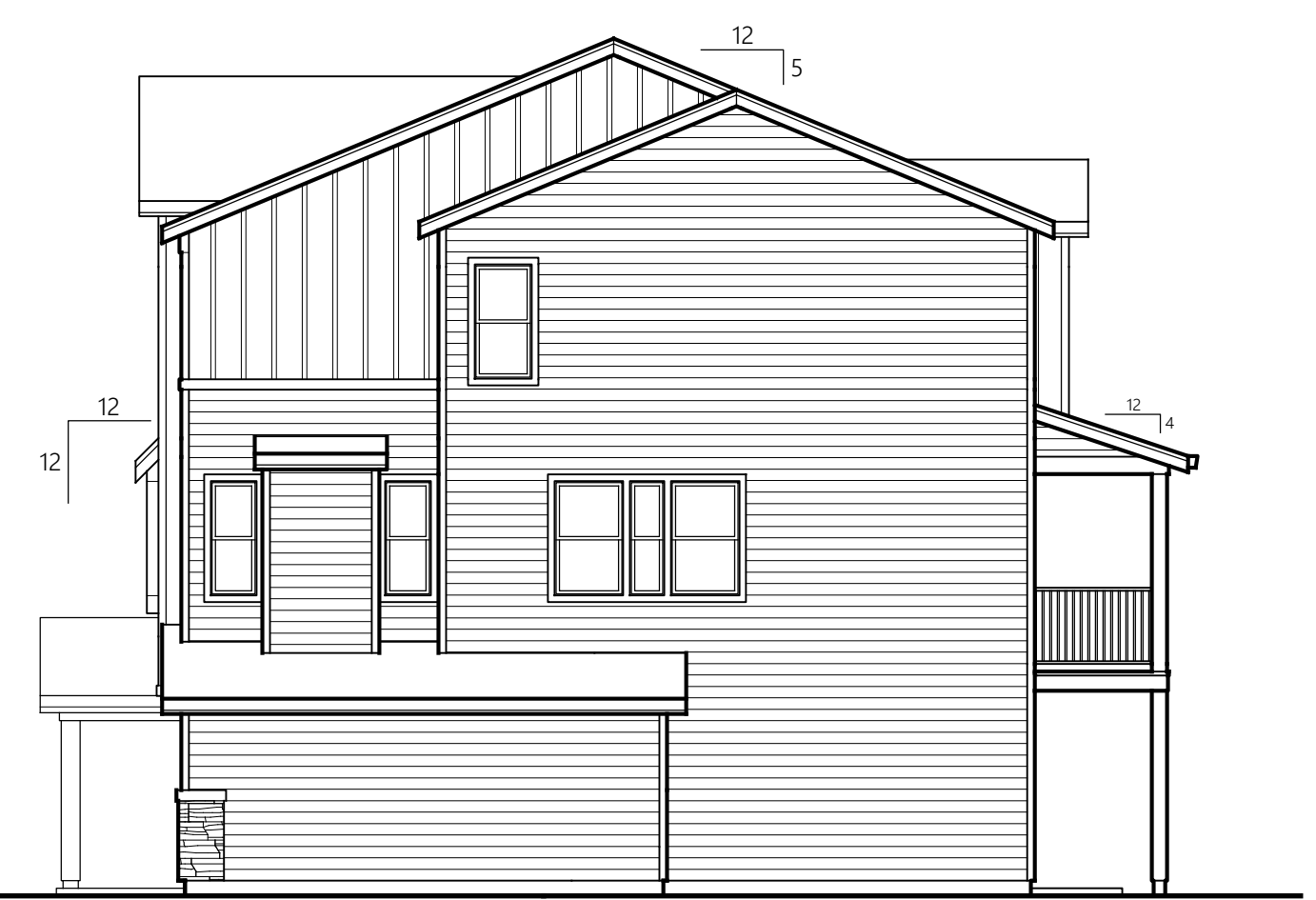
**Building 1 (Lots 156-158)**  
1/8" = 1'-0"  
SIDE ELEVATION  
CONTEMPORARY FRENCH





TVF&R Permit # 2023-0170

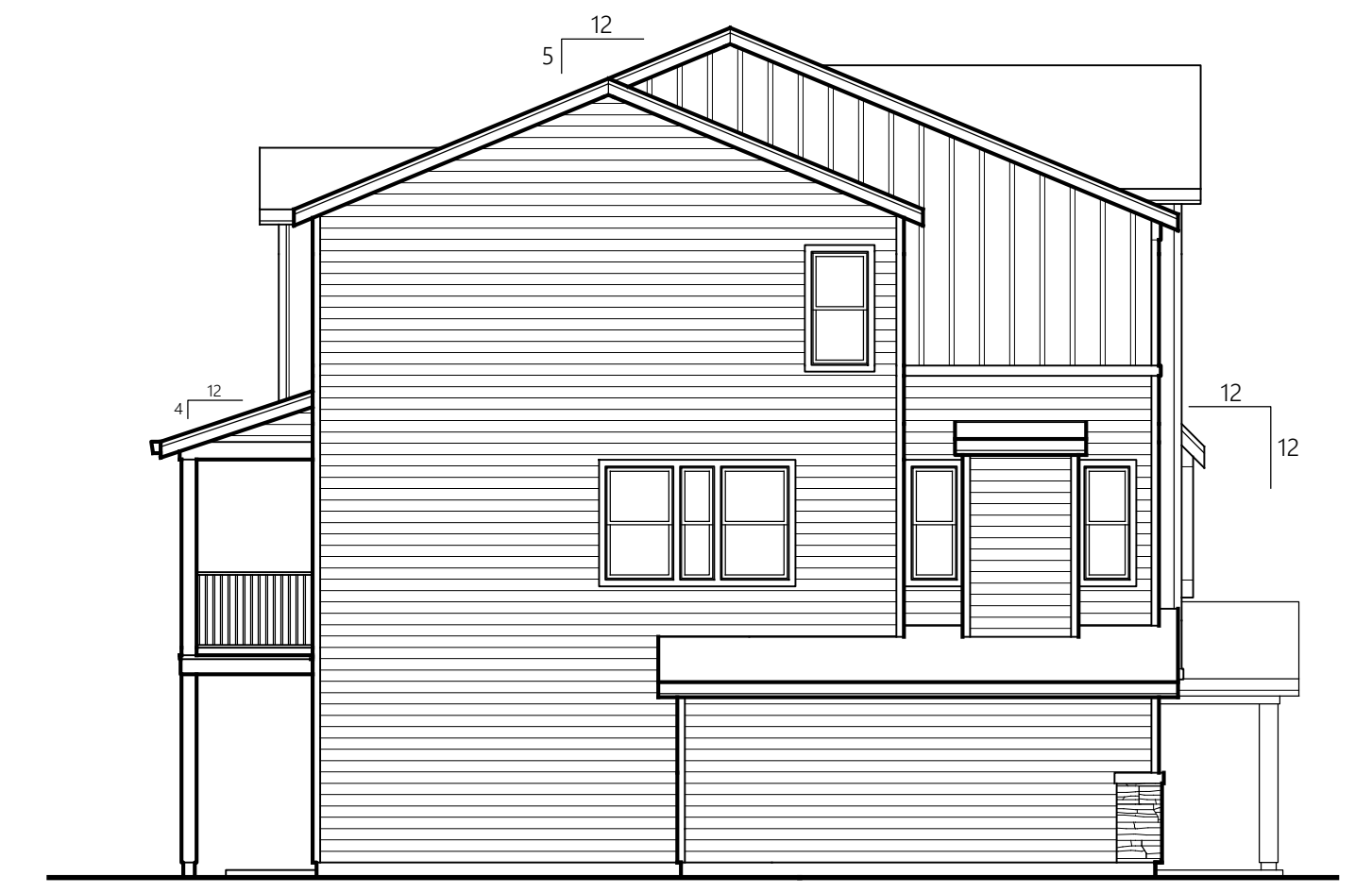
3'-0" STEP 2'-6" STEP 3'-6" STEP 2'-0" STEP  
**Building 2 (Lots 159-163)**  
 3/16" = 1'-0"  
 ENTRY ELEVATION  
 MODERN FARMHOUSE



**Building 2 (Lots 159-163)**  
 1/8" = 1'-0"  
 SIDE ELEVATION  
 MODERN FARMHOUSE



2'-0" STEP 3'-6" STEP 2'-6" STEP 3'-0" STEP  
**Building 2 (Lots 159-163)**  
 1/8" = 1'-0"  
 ENHANCED REAR ELEVATION  
 MODERN FARMHOUSE



**Building 2 (Lots 159-163)**  
 1/8" = 1'-0"  
 SIDE ELEVATION  
 MODERN FARMHOUSE





TVF&R Permit # 2023-0170

2'-6" STEP 1'-6" STEP 3'-6" STEP 2'-0" STEP  
**Building 3 (Lots 164-168)**  
 3/16" = 1'-0"  
 ENTRY ELEVATION  
 CONTEMPORARY TUDOR



**Building 3 (Lots 164-168)**  
 1/8" = 1'-0"  
 SIDE ELEVATION  
 CONTEMPORARY TUDOR



2'-0" STEP 3'-6" STEP 1'-6" STEP 2'-6" STEP  
**Building 3 (Lots 164-168)**  
 1/8" = 1'-0"  
 ENHANCED REAR ELEVATION  
 CONTEMPORARY TUDOR



**Building 3 (Lots 164-168)**  
 1/8" = 1'-0"  
 ENHANCED SIDE ELEVATION  
 CONTEMPORARY TUDOR





**Building 4 (Lots 169-171)**

**ENTRY ELEVATION**  
CONTEMPORARY FRENCH

3/16" = 1'-0"



TVF&R Permit # 2023-0170



**Building 4 (Lots 169-171)**

**ENHANCED SIDE ELEVATION**  
CONTEMPORARY FRENCH

1/8" = 1'-0"



**Building 4 (Lots 169-171)**

**ENHANCED REAR ELEVATION**  
CONTEMPORARY FRENCH

1/8" = 1'-0"



**Building 4 (Lots 169-171)**

**SIDE ELEVATION**  
CONTEMPORARY FRENCH

1/8" = 1'-0"





**Building 5 (Lots 172-174)**  
3/16" = 1'-0"

ENTRY ELEVATION  
CONTEMPORARY TUDOR



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TVF&R Permit # 2023-0170



**Building 5 (Lots 172-174)**  
1/8" = 1'-0"

SIDE ELEVATION  
CONTEMPORARY TUDOR



**Building 5 (Lots 172-174)**  
1/8" = 1'-0"

ENHANCED REAR ELEVATION  
CONTEMPORARY TUDOR



**Building 5 (Lots 172-174)**  
1/8" = 1'-0"

ENHANCED SIDE ELEVATION  
CONTEMPORARY TUDOR





**Building 6 (Lots 186-188)**  
 3/16" = 1'-0" ENTRY ELEVATION  
 MODERN FARMHOUSE



TVF&R Permit # 2023-0170



**Building 6 (Lots 186-188)**  
 1/8" = 1'-0" ENHANCED  
 SIDE ELEVATION  
 MODERN FARMHOUSE



**Building 6 (Lots 186-188)**  
 1/8" = 1'-0" ENHANCED  
 REAR ELEVATION  
 MODERN FARMHOUSE



**Building 6 (Lots 186-188)**  
 1/8" = 1'-0" SIDE ELEVATION  
 MODERN FARMHOUSE





**Building 7 (Lots 189-193)**  
 3/16" = 1'-0"  
 ENTRY ELEVATION  
 CONTEMPORARY FRENCH

**TVF&R**  
 Tualatin Valley  
 Fire & Rescue  
 APPROVED PLANS  
 APPROVAL OF PLANS IS NOT AN APPROVAL  
 OF OMISSIONS OR OVERSIGHTS.  
 Jeremy Foster  
 Deputy Fire Marshal II

TVF&R Permit # 2023-0170



**Building 7 (Lots 189-193)**  
 1/8" = 1'-0"  
 SIDE ELEVATION  
 CONTEMPORARY FRENCH



**Building 7 (Lots 189-193)**  
 1/8" = 1'-0"  
 ENHANCED REAR ELEVATION  
 CONTEMPORARY FRENCH



**Building 7 (Lots 189-193)**  
 1/8" = 1'-0"  
 SIDE ELEVATION  
 CONTEMPORARY FRENCH





3'-0" STEP
2'-0" STEP
2'-6" STEP
3'-6" STEP  
**Building 8 (Lots 194-198)**  
3/16" = 1'-0"
ENTRY ELEVATION  
CONTEMPORARY TUDOR

**TVF&R**  
 Tualatin Valley  
 Fire & Rescue  
 APPROVED PLANS  
APPROVAL OF PLANS IS NOT AN APPROVAL  
 OF OMISSIONS OR OVERSIGHTS.  
*Jeremy Foster*  
 Deputy Fire Marshal II

TVF&R Permit # 2023-0170



**Building 8 (Lots 194-198)**  
1/8" = 1'-0"
SIDE ELEVATION  
CONTEMPORARY TUDOR



3'-6" STEP
2'-6" STEP
2'-0" STEP
3'-0" STEP  
**Building 8 (Lots 194-198)**  
1/8" = 1'-0"
ENHANCED  
REAR ELEVATION  
CONTEMPORARY TUDOR



**Building 8 (Lots 194-198)**  
1/8" = 1'-0"
ENHANCED  
SIDE ELEVATION  
CONTEMPORARY TUDOR

**MILBRANDT**  
 ARCHITECTS

25 Central Way, Suite 210 Kirkland, WA 98033 • 425.454.7130 • WWW.MILBRANDTARCH.COM

**The Vineyard at Cooper Mountain**  
 Beaverton, Oregon

The New Home Company

**Building 8 (Lots 194-198)**  
 Elevations

Date: 10-23-23  
 Drawn By: RDG  
 Job No.: 2320

**E8**

Sheet No.:



Wayne Hayson

---

**From:** robert mccracken <Robert\_Mccracken@beaverton.k12.or.us>  
**Sent:** Wednesday, March 01, 2023 2:57 PM  
**To:** Steven Sparks - Exec Admin; Wayne Hayson  
**Subject:** RE: Beaverton SPL Update

Hi Steve & Wayne,

I concur with Steve – the original SPL should cover this as a phase of the overall project – with no changes to unit mix, there should be no need to revise the SPL.

Would it be possible for your group to send us a breakdown of the units by phase/estimated timeline? It would be helpful for us to update our GIS about the project for internal tracking purposes – this would not affect the status of the SPL, as noted above, it would simply be for our internal use.

**Robert McCracken, MCP**  
Facilities Planning Coordinator

**Beaverton School District** | Long Range Planning  
1260 NW Waterhouse Ave., Beaverton, OR 97006  
Office: 503-356-4319

---

**From:** Steven Sparks - Exec Admin <Steven\_Sparks@beaverton.k12.or.us>  
**Sent:** Wednesday, March 1, 2023 2:49 PM  
**To:** Wayne Hayson <whayson@pd-grp.com>  
**Cc:** robert mccracken <Robert\_Mccracken@beaverton.k12.or.us>  
**Subject:** RE: Beaverton SPL Update


Hi Wayne –

I've asked Robert to take a look. I believe you are correct and if Robert agrees, we can send you an email or correspondence saying so. Just let us know which would be better for your application.

SAS

---

**From:** Wayne Hayson <[whayson@pd-grp.com](mailto:whayson@pd-grp.com)>  
**Sent:** Wednesday, March 1, 2023 11:03 AM  
**To:** Steven Sparks - Exec Admin <[Steven\\_Sparks@beaverton.k12.or.us](mailto:Steven_Sparks@beaverton.k12.or.us)>  
**Subject:** Beaverton SPL Update

 **This is from a Non-BSD Email address:** Please only click links and attachments if you are sure they are safe

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Hi Steve,

I hope you are doing well. Busy times for the school district with the weather. I am glad all the middle school redistricting is over, that was quite a process.



In any event, we are submitting a design review application to the City of Beaverton for 37 attached units at the Vineyard at Cooper Mountain subdivision, and the City has asked us to address SPL requirements. I am trying to establish what information you will need, or if we can get confirmation that no additional BSD SPL will be required. You were the signatory on the original letter, so I thought I would send this straight to you.

The attached SPL was previously issued for Vineyard at Cooper Mountain, encompassing the entire 297-lot planned unit development. The current application is for Design Review for Phase 1C of the development, shown in the attached site plan. The application is to approve these attached units on the previously approved lots, subject to the City's building design standards. The 37 single family attached dwellings in this application are included in the 297 units approved, as were the streets, pathways, and landscaping. No additional units or increase in density is proposed, and there are no additional impacts to the school district anticipated from the original submittal.

Please let me know what information you require, if any, or if you have any questions.

Thanks for your help.

I hope you are keeping well!

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