



Remit Form to: [MailboxEngineering@BeavertonOregon.gov](mailto:MailboxEngineering@BeavertonOregon.gov)

### Water Service Provider Letter (SPL)

Please include plan sheets showing proposed improvements

yellow highlight mandatory info

PRE-APPLICATION DATE: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

SITE INFORMATION:

Tax Map(s): \_\_\_\_\_ Lot Number(s): \_\_\_\_\_

Contact: Sukhjinder Singh Deo  
Company: Sikh Center of Oregon  
Address: 17514 SW Scholls Ferry Road  
Beaverton, Oregon 97007  
Phone: 78-328-6035  
Email: deo\_ss@hotmail.com

Size: \_\_\_\_\_

OWNER(S):

Address: \_\_\_\_\_

Contact: Same as applicant

Nearest cross-street (or directions to site): \_\_\_\_\_

Company: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

Requesting new meter or replacement of existing meter with larger size? \_\_\_\_\_

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)

The proposed development will make the necessary connections, extensions and/or replacements of water mains, as required, to serve the subject property(s).

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)

Water SDCs will be due per:  
<https://www.beavertonoregon.gov/798/Development-Charges>

SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

Received  
Planning Division  
4/11/2024



# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 23-002060

1. **Jurisdiction:** Beaverton

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): \_\_\_\_\_  
1s117CA02900

**OR Site Address:** 15660 SW Division Street

City, State, Zip: Beaverton, Oregon, 97007

Nearest cross street: \_\_\_\_\_

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 \_\_\_\_\_

3. **Owner Information**

Name: Sukhjinder Singh Deo

Company: Sikh Center of Oregon

Address: 17514 SW Scholls Ferry Road

City, State, Zip: Beaverton, Oregon, 97007

Phone/fax: 503-954-6844

Email: deo\_ss@hotmail.com

4. **Applicant Information**

Name: Sukhjinder Singh Deo

Company: Sikh Center of Oregon

Address: 17514 SW Scholls Ferry Road

City, State, Zip: Beaverton, Oregon, 97007

Phone/fax: 503-954-6844

Email: deo\_ss@hotmail.com

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

Location and description of off-site work: Extension of public utilities to connect to existing infrastructure in SW Division Street

7. **Additional comments or information that may be needed to understand your project:** \_\_\_\_\_

The proposed development will convert an existing residential accessory building into a temple/prayer hall.

**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 Sukhjinder Singh Deo

Print/type title \_\_\_\_\_

Signature ONLINE SUBMITTAL

Date 7/12/2023

## 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 Chealsey Rosebrook

Date 7/13/2023

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

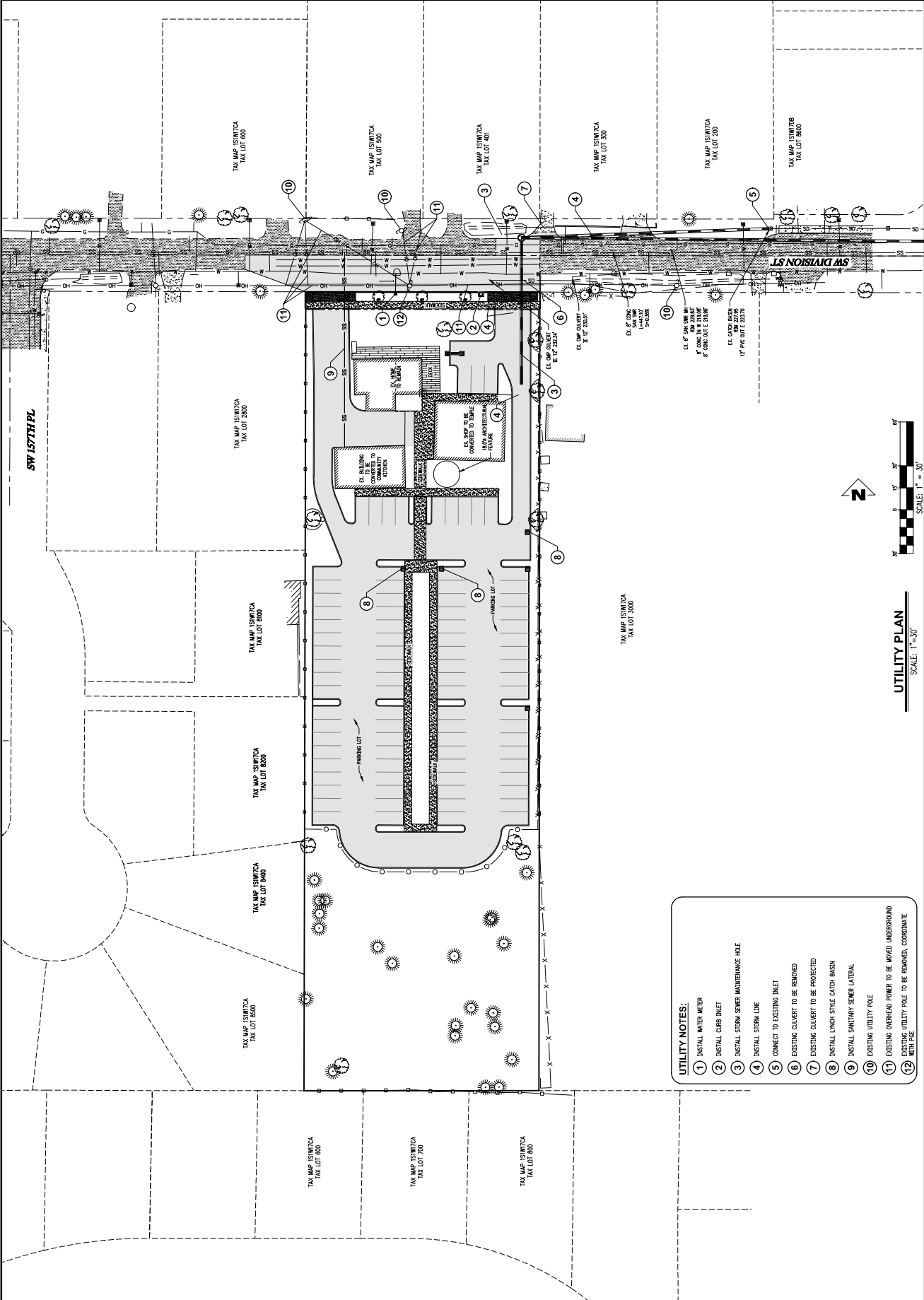
**OR** mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020

UTILITY PLAN

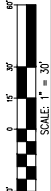
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

**EMERIO**  
 ENGINEERING ARCHITECTURE & DESIGN  
 646 SW FALLBROOK PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 638-9262  
 FAX: (503) 638-9262  
 www.emeriodesign.com



- UTILITY NOTES:**
1. INSTALL WATER METER
  2. INSTALL CURB INLET
  3. INSTALL STORM SEWER MAINTENANCE HOLE
  4. INSTALL STORM LINE
  5. CONNECT TO EXISTING INLET
  6. EXISTING CAULVERT TO BE REMOVED
  7. EXISTING CAULVERT TO BE PROTECTED
  8. INSTALL LYNCH STYLE CATCH BASIN
  9. INSTALL SANITARY SEWER LATERAL
  10. EXISTING UTILITY POLE
  11. EXISTING OVERHEAD POWER TO BE MOVED UNDERGROUND
  12. EXISTING UTILITY POLE TO BE REMOVED, COORDINATE WITH P&E

UTILITY PLAN  
 SCALE: 1"=30'





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Planning Division  
4/11/2024

- CONSTRUCTION NOTES:**
- 1 CONSTRUCT MONOLITHIC CURB AND GUTTER
  - 2 CONSTRUCT COMMERCIAL DRIVEWAY APPROACH
  - 3 CONSTRUCT 5.0' SEPARATED SIDEWALK
  - 4 CONSTRUCT VERTICAL CURB
  - 5 LANDSCAPE BUFFER
  - 6 INSTALL SIDEWALK BARRICADE
  - 7 CONSTRUCT 3:1 TAPER
  - 8 INSTALL PAVEMENT STRIPING
  - 9 INSTALL STREET TREE
  - 10 EXISTING WATER METER TO REMAIN OR REPLACED BASED ON DAILY WATER DEMAND.
  - 11 EXISTING FIRE HYDRANT
  - 12 INSTALL FIRE HYDRANT
  - 13 INSTALL FDC

FIRE FLOW: 1500 GPM

PLANNING PLAN SET  
DESIGN REVIEW SUBMITTAL  
FOR THE SIKH CENTER OF OREGON  
TAX MAP 1S1W 17CA, TL 02900  
CITY OF BEAVERTON, OREGON

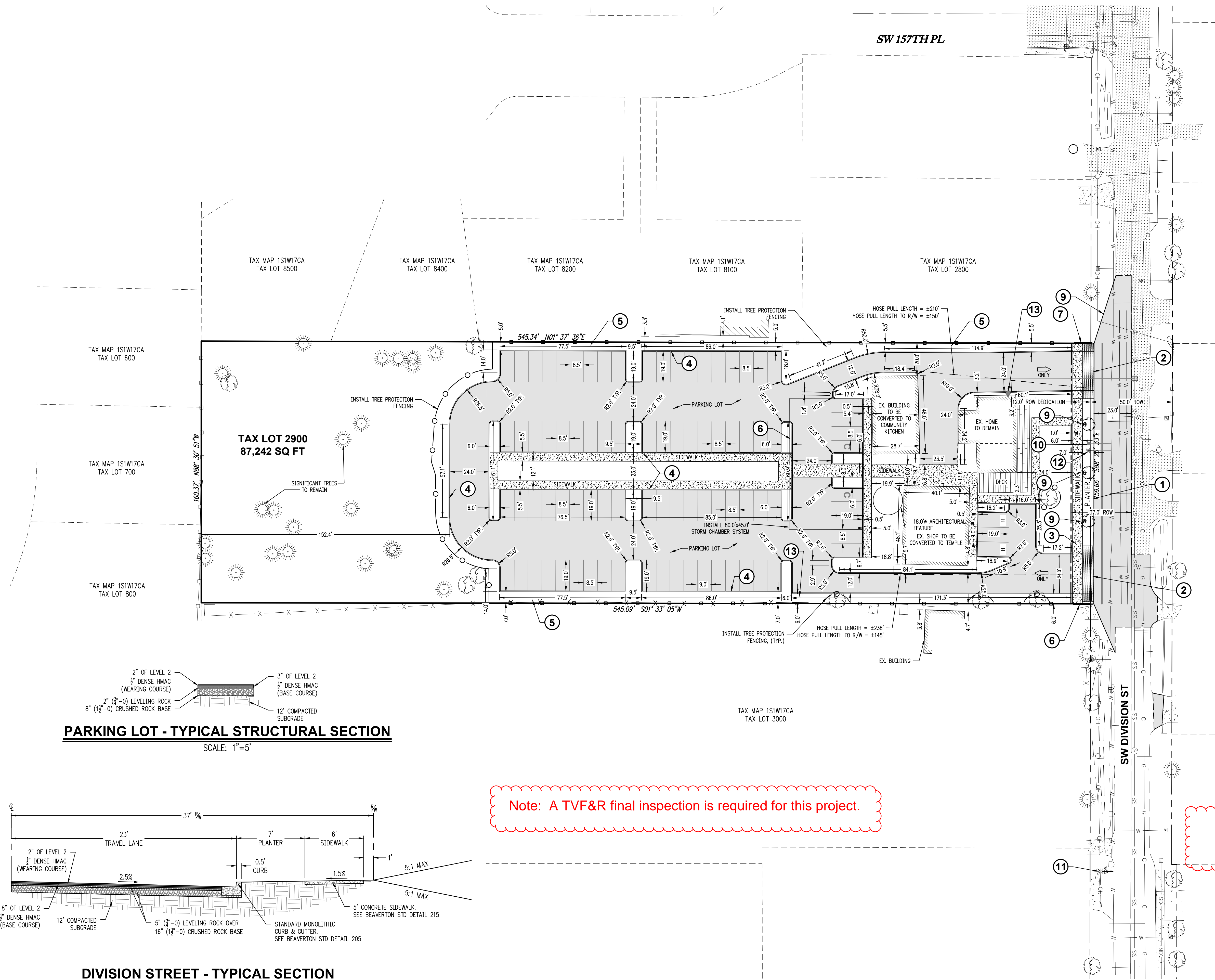
FIRE AND SAFETY PLAN

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |

**EMERIO**  
ENGINEERING • SURVEYING • DESIGN  
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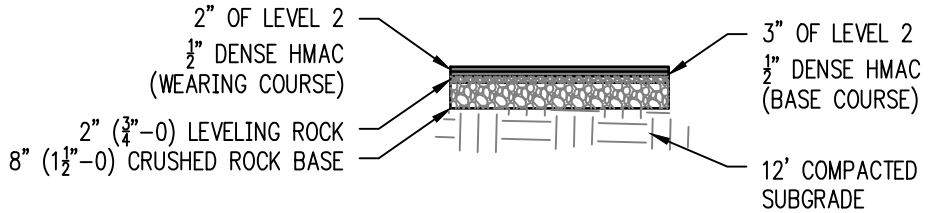
PRELIMINARY

SHEET  
**FS1**  
OF  
**1**



**PARKING LOT - TYPICAL STRUCTURAL SECTION**

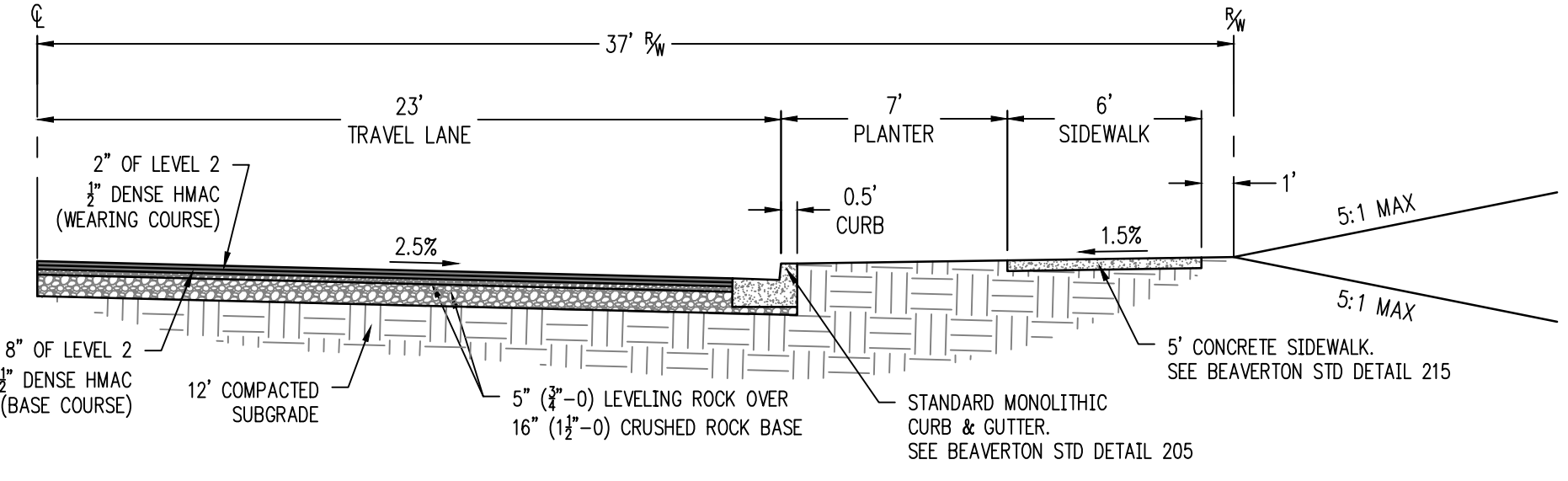
SCALE: 1"=5'



Note: A TVF&R final inspection is required for this project.

**DIVISION STREET - TYPICAL SECTION**

SCALE: 1"=5'



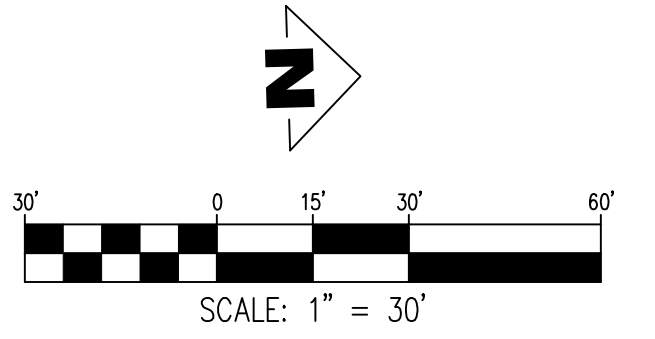
**FIRE AND SAFETY PLAN**

SCALE: 1"=30'



APPROVED PLANS  
OF OMISSIONS OR OVERSIGHTS  
Jeremy Foster  
Deputy Fire Marshal II

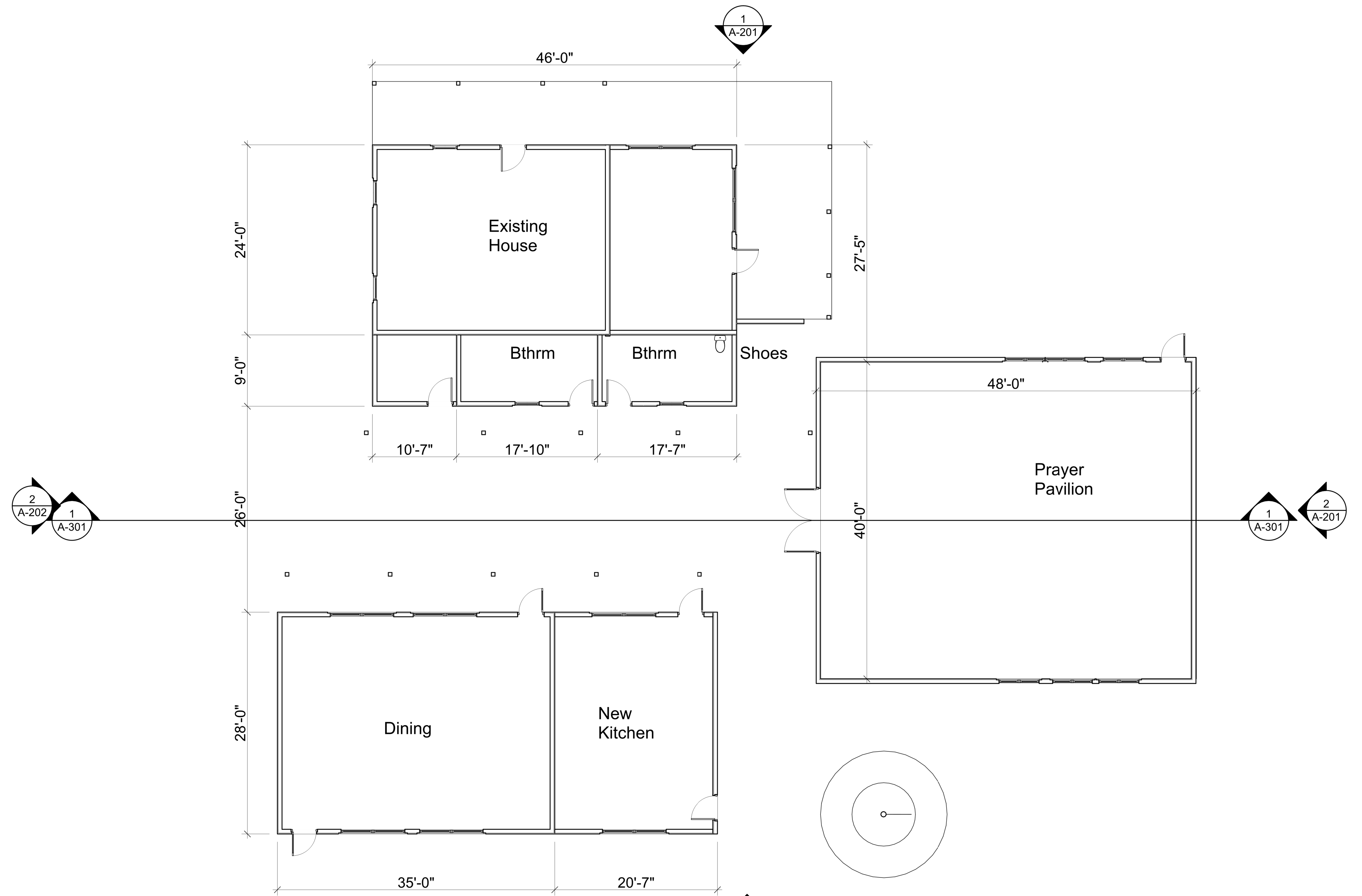
TVF&R Permit # 2023-0138



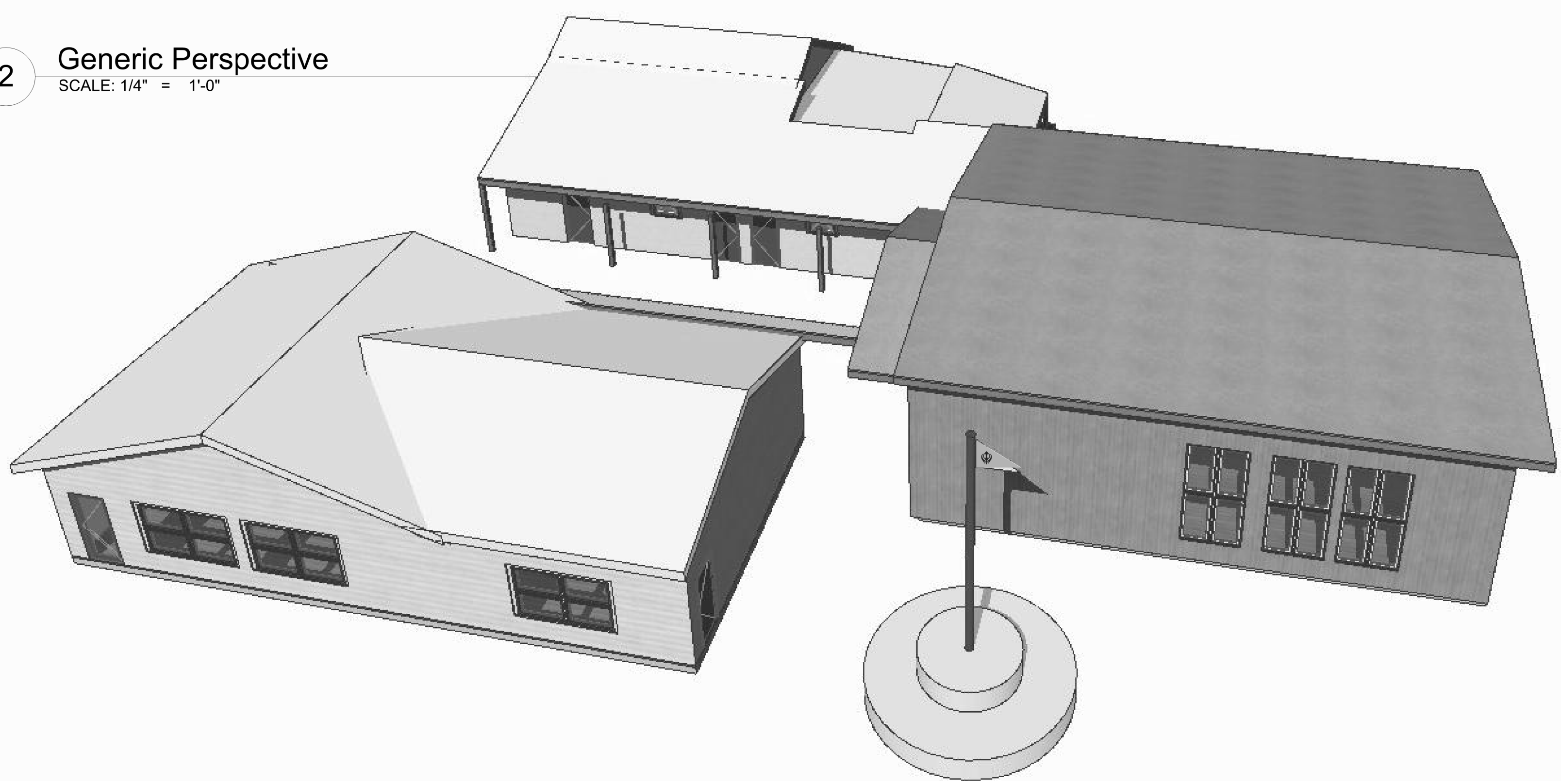
FILE-P: 2039-001 Beaverton Sikh Temple (dwg) (plan 2039-001\_Fire and Safety Plan, Layout: 03 PRELIMINARY SITE PLAN, Plot Date: 8/28/2023 10:33 AM, by: David Burnett



/Users/ahha/Library/CloudStorage/Dropbox/ahha/ahha architect/projects/23016 - 15660 SW Division/15660 SW Division - Sikh 8.3.23.pln



2 Generic Perspective  
SCALE: 1/4" = 1'-0"



1 First Floor  
SCALE: 1/8" = 1'-0"



TVF&R Permit # 2023-0138

**Project Name**  
Sikh Center of Oregon  
17514 SW Scholls Ferry Rd  
Beaverton, OR-97007

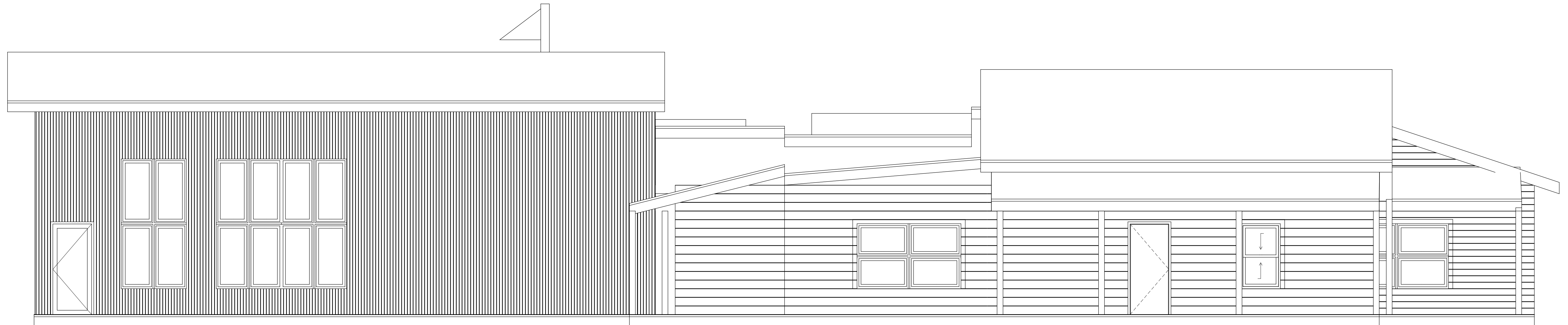
**Location**  
15660 SW Division  
Beaverton Oregon



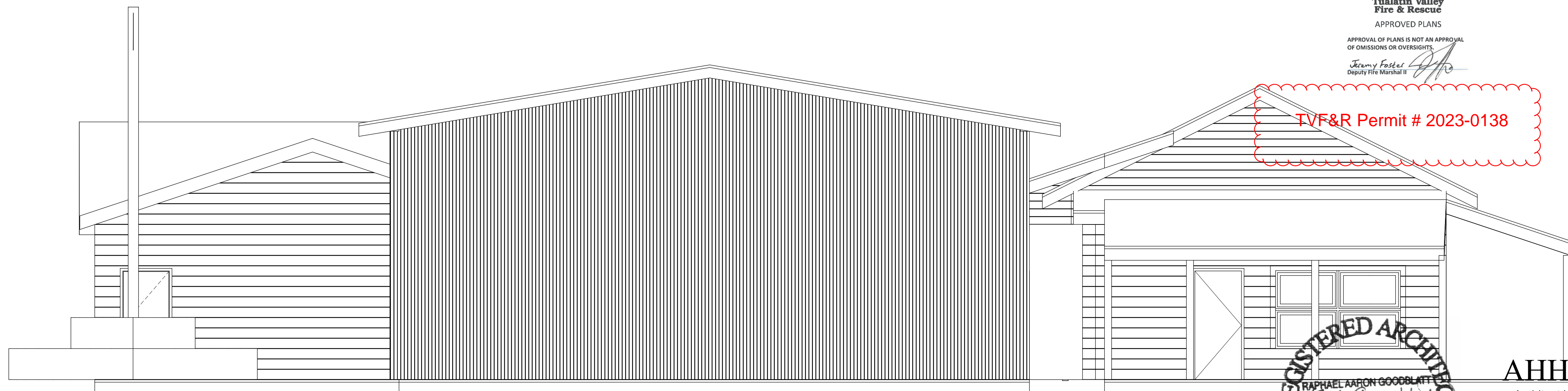
**AHHA**  
Architect inc  
6663 SW  
Beaverton Hillsdale Hwy #222  
Portland Or 97225  
rag@ahhapdx.com  
503 734 8210

|                  |                                     |
|------------------|-------------------------------------|
| PROJECT NO:      | Project No.                         |
| MODEL FILE:      | 15660 SW Division - Sikh 8.3.23.pln |
| SHEET TITLE      |                                     |
| First Floor Plan |                                     |
| <b>FS-2</b>      |                                     |

/Users/ahha/Library/CloudStorage/Dropbox/ahha/ahha architect/projects/23016 - 15660 SW Division/15660 SW Division - Sikh 8.3.23.pln



1 North Elevation  
SCALE: 1/4" = 1'-0"



2 East Elevation  
SCALE: 1/4" = 1'-0"

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

TVF&R Permit # 2023-0138

REGISTERED ARCHITECT  
R. A. Goodblatt  
PORTLAND, OR  
LIC. NO. 4937  
STATE OF OREGON

**AHHA**  
Architect Inc  
6663 SW  
Beaverton Hillsdale Hwy #222  
Portland Or 97225  
rag@ahhapdx.com  
503 734 8210

**Project Name**  
Sikh Center of Oregon  
17514 SW Scholls Ferry Rd  
Beaverton, OR-97007

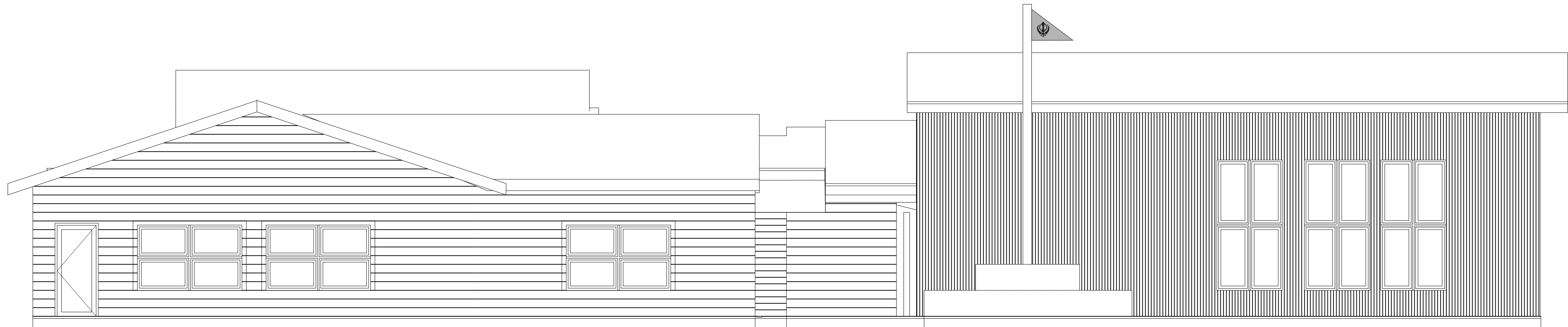
**Location**  
15660 SW Division  
Beaverton Oregon

PROJECT NO: Project No.  
MODEL FILE:  
15660 SW Division - Sikh 8.3.23.pln

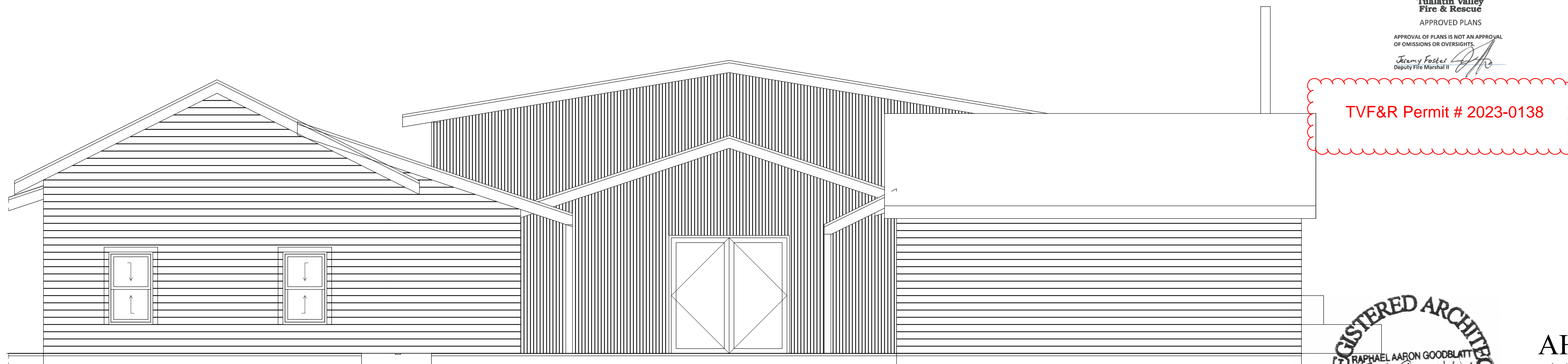
SHEET TITLE  
Exterior Elevations

**FS-3**

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1 South Elevation  
SCALE: 1/4" = 1'-0"



2 West Elevation  
SCALE: 1/4" = 1'-0"

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

TVF&R Permit # 2023-0138

**Project Name**  
Sikh Center of Oregon  
17514 SW Scholls Ferry Rd  
Beaverton, OR-97007

**Location**  
15660 SW Division  
Beaverton Oregon

PROJECT NO: Project No.  
MODEL FILE:  
15660 SW Division - Sikh 8.3.23.pln

SHEET TITLE  
Exterior Elevations

REGISTERED ARCHITECT  
STATE OF OREGON  
RAPHAEL AARON GOODBLATT  
R.A. Goodblatt  
PORTLAND, OR  
LIC. NO. 4937

**AHHA**  
Architect inc  
6663 SW  
Beaverton Hillsdale Hwy #222  
Portland Or 97225  
rag@ahhapdx.com  
503 734 8210

**FS-4**





FIRE CODE / LAND USE / BUILDING REVIEW APPLICATION

Received Planning Division 4/11/2024

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

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

REV 6-30-20

Project Information

Applicant Name: Sukhjinder Singh Deo
Address: 17514 SW Scholls Ferry Road, Beaverton, OR 97007
Phone: 978-328-6035
Email: deo\_ss@hotmail.com
Site Address: 15660 SW Division Street
City: Beaverton
Map & Tax Lot #: Map No. 1s-11-7CA, Lot 2900
Business Name: Sikh Center of Oregon
Land Use/Building Jurisdiction: Beaverton
Land Use/ Building Permit #
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

The applicant (information below) is proposing to convert an existing residential accessory building into a temple/prayer hall along with renovating other on-site structures.

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)
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 #: 2023-0138
Permit Type: SPP-COB
Submittal Date: 8/17/2023
Assigned To: DFM FOSTER
Due Date: 9/6/2023
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 9/6/2023
Fire Marshal or Designee Date

Conditions:

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