



June 14, 2023

Sandra Layton
Atlas Towers
3002 Bluff Street Suite 300
Boulder, CO 80301

Subject: Atlas Monopole (PA2023-00308)

Dear Sandra Layton,

Thank you for attending the Pre-Application Conference held on May 31, 2023. 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 but have provided written comments hereto. 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 understand 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 a 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,

Brett Cannon, Associate Planner, bcannon@beavertonoregon.gov, (503) 350-4038

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for
Atlas Monopole
PA2023-00308, May 31, 2023

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

May 31, 2023

PROJECT INFORMATION:

Project Name: Atlas Monopole

Project Description: New stealth design 80' wireless facility.

Property/Deed Owners: Fred Meyer Stores, Inc
1014 Vine Street
Cincinnati, OH 45202

Site Address: 16035 SW Walker Road

Tax Map and Lot: 1S105BA01100

Zoning: CS – Community Service

Comp Plan Designation: CC - Commercial

Site Size: Approximately 15.68 Acres

APPLICANT INFORMATION:

Applicant's Name: Sandra Layton
Atlas Towers
3002 Bluff Street Suite 300
Boulder, CO 80301

Phone / E-mail: (801) 310-0844/ slayton@atlastowers.com

Representative's Name: Sandra Layton
Atlas Towers
3002 Bluff Street Suite 300
Boulder, CO 80301

Phone / E-mail: (801) 310-0844/ slayton@atlastowers.com

PREVIOUS LAND USE HISTORY:

The subject site currently is currently developed with a Fred Meyers retail and grocery store, a bank and various commercial stores. There are numerous sign permits, temporary use permits and type 1 land use

permits for façade and site improvements for the site. The most recent land use approval was DR2021-0100 for an EV charging station on the east side of the site.

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 applicable application checklists. 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:

*Application Type	**Fees	Tech Fee (5%)	Total
Wireless Facility Three	\$11,887	\$594.35	\$12481.35

***See Key Issues/Considerations herein** for description of applications and associated process. No fee increases are scheduled at this time; however, the fees are subject to change. Fees in effect at the time of application submittal will control. Please contact Current Planning (503-526-2420) or visit our website www.beavertonoregon.gov/bib prior to submittal of your application to confirm the current application fee(s).

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. In this case, a proposal that includes a **Wireless Facility Three** application, the process will be subject to a **Type 3** procedure.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

A Neighborhood Review Meeting is required for **Type 3** applications.
Name of Neighborhood Advisory Committee: **Five Oaks/Triple Creek**
Contact Person: David Kamin (NAC Chair), davidk@johnlscott.com

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: neighbor@mail@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=>

CHAPTER 20 (LAND USES):

Please note that your property is located in the CS – Community Service zoning district and subject to the provisions thereof.
Zoning: Section 20.10.15. for Development Standards in CS – Community Service and Section 20.10.20. for Land Uses.

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.	Wireless Facility Three	40.96.15.3	<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 to be deemed complete you will need to provide a written statement, supported by substantial evidence for all applicable approval criteria. Your application narrative will need to explain how and why the proposed application will meet the 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 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 checked="" 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 checked="" type="checkbox"/> Section 60.55 (Transportation Facilities) | <input checked="" type="checkbox"/> Section 60.60 (Trees and Vegetation (tree protection standards / mitigation)) |
| <input checked="" type="checkbox"/> Section 60.65 (Utility Undergrounding) | <input type="checkbox"/> Section 60.67 (Significant Natural Resources) |

Section 60.70 (Wireless Communication)

Comments: In order for your applications to be deemed complete, written analysis is to address how the proposal meets all applicable provisions/requirements as checked above. See *Key Issues / Considerations* herein for additional notes.

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</p> <p><input checked="" type="checkbox"/> (CWS not sent copy of Pre-Application materials)</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: www.cleanwaterservices.org/permits-development/design-construction-standards</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 spreview@cleanwaterservices.org or contact Laurie Bunce, CWS Engineering Technician, at (503) 681-3639.</p>
<p><input checked="" type="checkbox"/></p>	<p>Jeremy Foster, Tualatin Valley Fire & Rescue, 503-259-1414 / Jerem/Foster@tvfr.com</p> <p><input checked="" type="checkbox"/> No comments provided. TVF&R requires a Service Provider Letter (SPL).</p>
<p><input type="checkbox"/></p>	<p>Lawrence Arnbrister, Building, City of Beaverton (503) 526-2408 / larnbrister@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> See Key Issues/Considerations.</p>
<p><input type="checkbox"/></p>	<p>Steve Brennen, Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> No comments provided.</p>
<p><input checked="" type="checkbox"/></p>	<p>Hunter Jin, Site Development (503) 526-2626 / hjin@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> Comments attached.</p>

<input type="checkbox"/>	<p>Elizabeth Cole, Recycling & Waste Reduction Program Coordinator, City of Beaverton (503) 526-2460 / ecole@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> No comments provided.</p>
<input checked="" type="checkbox"/>	<p>Fabio de Freitas, Senior Planner, City of Beaverton (503) 526-2557 / fdefreitas@beavertonoregon.gov</p> <p><input checked="" type="checkbox"/> Plan reviewed. Comments included.</p>

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, design considerations, 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.** Herein staff has identified the potential **Wireless Facility Three** application for the proposal.
 - a. **Wireless Facility Three:** The proposal of an 80-foot monopole with stealth design (monopine) meets threshold one for a Wireless Facility Three, “In all zoning districts, except industrial, construction of a wireless communication facility tower.”
2. **Applicant’s written response to WCF standards in BDC Section 60.70.** Applicable standards include those identified in Subsection 60.70.35.1-14 of the Beaverton Development Code. The applicant is required to respond to each subsection for the application to be deemed complete by staff. While the proposed array doesn’t appear to be a “Top Hat” design, staff recommends reviewing the definition of for a top hat array in Chapter 90 of the Beaverton Development Code to ensure that the proposal doesn’t meet the definition of a top hat as they are prohibited.
3. **Required Studies and Information.** See the list of required studies in Section 60.70.50.1.A-G. Materials submitted for a Wireless Facility Three application shall include any agency permits if they’re in process the applicant shall note that in the written narrative.
4. **Provide Illustrations and analysis of visual impact.** Section 60.70.50.1.A.1-5 requires a visual impact analysis of the proposed monopine facility. Specifically, Section 60.70.50.A.5 requires photo simulations of the facility to the location of where the proposed pole will be located. At least four vantage points from N, S, E and W shall be identified. For reference purposes, staff recommends a site plan depicting the location of each photo vantage point. Also, the method used for estimating the height of the facility (for photo simulation purposes) is to be documented.
5. **Noise Specifications for Generator.** Noise generated from associated equipment is to be addressed pursuant to Section 60.70.35.9. Specifically, staff is requesting specifications (the average day-night weighted decibel) for all noise generating machinery. Specifications shall be consistent with Department of Environmental Quality (DEQ) standards. See Section 60.50.25.11 of the Development Code, noise levels to meet DEQ standards. The narrative shall also respond to Section 60.70.50.1.C Noise Mitigation methods if any are proposed.
6. **Landscape Plan and Irrigation.** Landscape screening is required for equipment shelters (60.70.35.5.C). The method intended for irrigation purposes within the lease area is to be described in the written narrative of the application submittal.

7. **Parking and Access Improvements.** The site is within $\frac{3}{4}$ of a mile from light rail transit. Therefore, the Climate Friendly and Equitable Communities legislation exempts the site from parking mandates imposed by the Beaverton Development Code. However, staff will require the existing parking count of the site and the proposed parking count with the development because it appears the applicant proposes to remove existing parking. Additionally, the applicant shall address how maintenance vehicles will access the site.
8. **Stealth Design.** Section 60.70.35.10 does not state that all wireless facilities must employ stealth design and the applicable threshold for a new tower (Threshold #1) does not refer to stealth design. Section 60.70.35.10 does not state that wireless facilities must employ stealth design and the threshold for a new tower does not refer to stealth design. Additionally, the definition of “Wireless Communication Facility, Tower” includes tower type (one being a Monopole) and no reference to stealth design. However, Section 40.96.15.3.E gives the Planning Commission authority to condition stealth design if they feel it necessary. If the applicant chooses to pursue the monopine design presented as part of the pre-application submittal, issues such as maintenance in regard to collocates and long-term durability of the monopine and its branches shall be addressed in the written narrative.
9. **Monopine Height.** The plans show that the top of the monopine branches extend to approximately 84 feet in height along with the proposed lighting rod. The proposed lighting rod is allowed to extend an additional 10 feet above the maximum 80 feet allowed by Section 20.10.15 of the BDC, however, the WCF monopole including the monopine branches shall not exceed 80 feet in height.
10. **Fence Height.** The maximum height of the fence shall not exceed 8 feet in height. Additionally, if the applicant proposes to place barbed wire on top of the fence, the minimum height for barbed wire is 6 feet, 6 inches high (Beaverton Municipal Code 5.05.105).
11. **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/](https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/)
 - b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires an SPL to address fire code issues related to development. The SPL form is attached to these notes.
12. **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.
13. **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/transportation-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.



TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

Community Development Department

Project Name: Atlas Tower Monopole

Pre-Application Conference#: PA2023-00308

Date: June 6, 2023

Applicant: Sandra Layton, Atlas Tower

Project Planner: Brett Cannon, Associate Planner

Notes prepared by: Fabio de Freitas, Senior Planner

 (503) 526-2557  fdefreitas@beavertonoregon.gov

These comments are based on the information provided at the **May 31, 2023 Pre-Application Conference** for a proposal at **16035 SW Walker Rd.** The summary notes below are to highlight key transportation issues that need to be addressed in any future land use applications for the discussed proposal. Any proposed development and its associated transportation impacts shall be in compliance with the City of Beaverton's Transportation System Plan (TSP) and the Engineering Design Manual 2019 (EDM) in addition to all applicable sections of the Beaverton Development Code (BDC).

GENERAL NOTES

The only transportation-related concern expressed during the meeting is related to the proposed gates associated with the fencing around the new monopole. To ensure that there won't be any conflicts with the parking lot circulation and drive aisle functions, the gates will need to be designed/constructed such that they swing into the compound area and not out towards the drive aisle as currently shown on the submitted site plan.

REQUIREMENTS TO BE ADDRESSED

Right of Way Dedication

Right of way dedication is not anticipated at this time.

Traffic Impact Analysis

Based on the size and impact of the proposal, a Traffic Impact Analysis is not required for land use application submittal.

Frontage Improvements

The following frontage improvements will be required and will need to be reflected in the submitted land use application:

- Frontage improvements are not required at this time.

Off-Street Loading Requirements

- Off-street loading requirements are not applicable at this time.

Off-Street Parking (Vehicles and Bicycles)

- Off-street parking requirements are not applicable at this time.

The proposed parking areas must *continue* to meet parking design standards within BDC 60.30.15 and 60.30.20. Two-way drive aisles shall be a minimum of 24-feet.

The proposed parking area(s) must *continue* to meet the parking lot design standards within the City's Engineering Design Manual Section 210.21, subsections I and N.

Bicycle and Pedestrian Circulation

- Bicycle and pedestrian circulation requirements do not apply.

Access / Driveways

- There are no access requirements identified at this time.

ADDITIONAL APPLICATIONS

Sidewalk Design Modification

If the minimum sidewalk standards cannot be met due to topographic issues, physical conditions, or environmental conditions, the applicant may choose to pursue a Sidewalk Design Modification, a Type-1 land use application (see BDC Section 40.55). This land use application requires that the applicant demonstrate approval criteria can be met.

Design Exception Request

Applicants may submit a one-time request for a Design Exception to the Engineering Design Manual are made to the City's Public Works Engineer Department (EDM Section 160). The application form and instructions can be found on the Public Works website at: <https://www.beavertonoregon.gov/234/Design-Exceptions-Revisions-Appeals>

SYSTEM DEVELOPMENT CHARGES

- Washington County Transportation Development Tax (TDT) *may be* due for developments prior to issuance of building permits; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

The TDT is based on the estimated traffic generated by each type of development. To estimate the tax please use Washington County's TDT Self Calculation Form:

[www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/Transportation Planning/transportation-development-tax.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm)). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or jkhasho@BeavertonOregon.gov.

Additional SDC's May Apply. 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.

OTHER REVIEWING TRANSPORTATION AGENCIES

No outside transportation agency review required.



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: Atlas Monopole

Pre-Application Conference Number: PA2023-00308

Date: May 31, 2023

Prepared by: Hunter Jin - Site Development Division

Ph: (503) 526-2626 **Fx:** (503) 526-2550 **Email:** hjin@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.

Per Beaverton City Code, Section 9.05.046 for Extension of Facilities, public utilities (water, sanitary sewer and storm drainage) must be brought to serve this site upon development and to facilitate future adjacent development.

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).

Per sections 307 and 311 of Oregon Uniform Plumbing Code, storm and/or sanitary sewer that serve/crosses more than one lot shall be a public system or as approved by the building division plumbing code.

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.

With any frontage improvements/dedication, per EDM Section 130, the minimum width for a Public Utility Easement (PUE) shall be 8 feet. The PUE shall be located along all property lines adjacent to public rights-of-way. The City may require a larger PUE in commercial and industrial areas and where right-of-way widths are sub-standard. SWM facilities, including side slopes, retaining walls, perimeter fencing (when required) and all associated structures, shall not be installed within a PUE. Meter boxes or other public water infrastructure shall not be located in a PUE.

With any frontage improvements street tree plantings and 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"/>	<p>City of Beaverton Building permit</p> <p>Contact: Building Division at (503) 526-2493</p> <ul style="list-style-type: none"> • Site Development will charge review fees and erosion control fees on the Building Permit. Site Development to inspect erosion control.
<input checked="" type="checkbox"/>	<p>Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.</p>
<input checked="" type="checkbox"/>	<p>City of Beaverton utility system & SPL's</p> <p>Contact: Engineering at (503) 526-2269 or engineering@beavertonoregon.gov</p> <ul style="list-style-type: none"> • The City Legal and Public Works Operations Departments will review the proposed easements to ensure they can co-exist with the existing easements on site. The existing plat on file is attached to these notes.
<input checked="" type="checkbox"/>	<p>Washington County</p> <p>For work within, access, or construction access. Any access on 158th or Walker Rd will need to be permitted by the County.</p>

	<p>Note: Storm and sanitary sewer in County roads inside City limits are City owned and maintained.</p> <p>Some street lights on County roads are City owned.</p> <p>Contact DLUT at (503) 846-7623 or email roadpermits@co.washington.or.us.</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Facilities and access permits • <input checked="" type="checkbox"/> Right of Way permits
<input checked="" type="checkbox"/>	<p>Tualatin Valley Fire and Rescue - Permit</p> <p>Contact: DFM Jeremy Foster at (503) 259-1414 or Jeremy.Foster@tvfr.com</p>
<input checked="" type="checkbox"/>	<p>Clean Water Services District</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs <p>Contact: Lindsey Obermiller at (503) 681-3653 or email SPLReview@cleanwaterservices.org</p>
<input checked="" type="checkbox"/>	<p>Oregon Department of Environmental Quality</p> <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

WEST BEAVERTON RETAIL

SITUATED IN THE S.W. 1/4 SECTION 32, T.1N., R.1W., AND THE N.W. 1/4 OF SECTION 5, T.1 S., R.1W., W.M., AND IN THE L.A. SPARKS D.L.C. NO. 59, WASHINGTON COUNTY, OREGON
A REPLAT OF LOTS 218 & 219 OF "WATERHOUSE NO. 4"

WILSEY & HAM PACIFIC

1099 S.W. COLUMBIA STREET
PORTLAND, OREGON 97201
(503) 227-0455
PROJECT NO. 4-261-0201
FEBRUARY 25, 1990

* AMENDED BY 91/24724

SURVEYOR'S CERTIFICATE

I, ARTHUR J. HARDIE, BEING FIRST DULY SWORN DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THAT LAND REPRESENTED IN THE ANNEXED MAP OF "WEST BEAVERTON RETAIL" AND AT THE INITIAL POINT I SET A 2"x36" GALV. IRON PIPE W/ 5/8" IRON ROD W/CAP MARKED "W & H PACIFIC" 6" BELOW THE SURFACE OF THE GROUND, SAID INITIAL POINT IS A RE-MONUMENTATION OF THE SOUTHWEST CORNER OF LOT 218, PLAT OF "WATERHOUSE NO. 4", THENCE FROM SAID INITIAL POINT NORTH 62°47'08" WEST 417.78 FEET TO A POINT OF CURVATURE, THENCE 38.96 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°16'48" TO A POINT OF REVERSE CURVATURE, THENCE 141.08 FEET ALONG A 330.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°20'24" TO A POINT OF TANGENCY, THENCE NORTH 02°00'00" EAST A DISTANCE OF 264.98 FEET TO A POINT OF CURVATURE, THENCE 188.57 FEET ALONG A 120.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°02'00", THENCE SOUTH 87°58'00" EAST 436.55 FEET TO A POINT OF CURVATURE THENCE 119.19 FEET ALONG A 330.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°41'37" TO A POINT OF REVERSE CURVATURE, THENCE 96.73 FEET ALONG A 270.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°41'37" TO A POINT OF TANGENCY, THENCE SOUTH 88°08'00" EAST, 154.81 FEET TO A POINT OF CURVATURE THENCE 39.27 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY, THENCE SOUTH 1°52'00" WEST 979.98 FEET TO A POINT OF CURVATURE, THENCE 49.31 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 112°59'57" TO A POINT OF TANGENCY, THENCE NORTH 65°08'03" WEST 104.82 FEET, THENCE NORTH 62°47'08" WEST 506.63 FEET TO THE INITIAL POINT AND POINT OF BEGINNING, CONTAINING 17.34 ACRES.
I ALSO CERTIFY THAT THE POST-MONUMENTATION OF THE INTERIOR MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION WHICH-EVER OCCURS FIRST IN ACCORDANCE WITH O.R.S. 92.060.

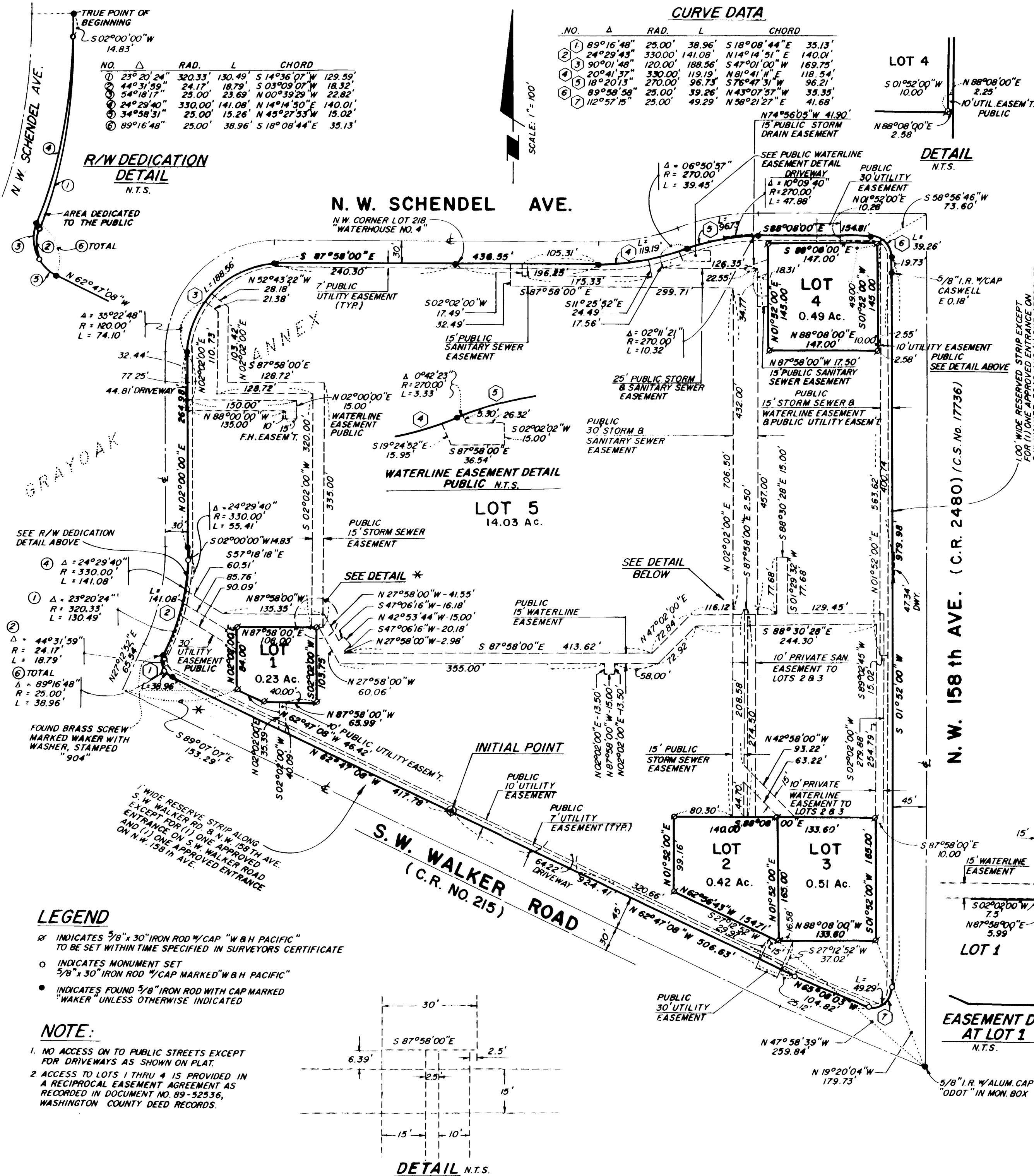
SWORN AND SUBSCRIBED BEFORE ME
THIS 12 DAY OF APRIL, 1990

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE PLAT OF "WEST BEAVERTON RETAIL"

G. Robert Taylor
G. ROBERT TAYLOR
NOTARY PUBLIC - OREGON
9-11-90

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Arthur J. Hardie
ARTHUR J. HARDIE
1207



N. W. 158th AVE. (C.R. 2480) (C.S. No. 17736)

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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.



Water Service Connections

- Planned
- Fireline
- Residential
- Commercial/Public
- Irrigation
- Unknown
- Private Maintained

Water Mains - Potable

- TVWD Maintained
- Private Maintained
- Planned
- Existing
- Abandoned
- TVWD Maintained
- Private Maintained

Water Mains - Non-Potable

- WashCo Maintained
- WWSP Maintained
- Live
- Pending
- Planned
- Existing

Orange Line - City of Beaverton Public Storm Line
 Red Line - City of Beaverton Public Sanitary Line



Create Date: June 13, 2023

1:638

