Received
Planning Division
05/01/2024

EXHIBIT 3.15

Beaverton
OREGON

February 6, 2023

Nicole Paulsen
6220 SW 112th Avenue, Suite 100
Beaverton, OR 97008

Subject: Pre-Application Summary Notes for Pointer Road Park

Dear Nicole Paulsen,

Thank you for attending the Pre-Application Conference held on January 18, 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. Please feel free to contact anyone who provided comments. Contact names, telephone number and e-mail addresses are listed herein.

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

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

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

Sincerely,

Steve Regner
Senior Planner
503-319-4427

PRE-APPLICATION CONFERENCE
MEETING SUMMARY NOTES
Prepared for
Baker Loop Park
PA2023-0002, January 18, 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 DATE: January 18, 2023

PROJECT INFORMATION:

Project Name:	**Pointer Road Park**
Project Description:	Construction of a new neighborhood park in a residential zone.
Property/Deed Owner:	Tualatin Hills Park and Recreation District Nicole Paulsen 6220 SW 112th Avenue, Suite 100 Beaverton, OR 97008
Site Address:	7385 SW Canyon Lane, Beaverton OR, 97006
Tax Map and Lot:	Tax Map: 1S101DC, Tax Lots: 3301, 4001
Zoning:	Residential Mixed C (RMC)
Comp Plan Designation:	Low Density Neighborhood (LDN)
Site Size:	1.95 acres

APPLICANT INFORMATION:

Applicant's Name:	Tualatin Hills Park and Recreation District Nicole Paulsen 6220 SW 112th Avenue, Suite 100 Beaverton, OR 97008
Phone / Email:	503-645-6433 / npaulsen@thprd.org
Applicant's Representative:	Lango Hansen Landscape Architects Katherine Sheie 1100 NW Glisan St. #3A Portland, OR 97217
Phone / Email:	503-295-2437 / katherine@langohansen.com

PREVIOUS LAND USE HISTORY: No recent Beaverton land use history exists.

SECTION 50.25 (APPLICATION COMPLETENESS):

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

APPLICATION FEES:

Based on the plans and materials provided, the identified application fees (land use only) are as follows. The City charges a 5% technology fee in addition to the base application fees. Projects that require multiple applications that are reviewed concurrently per BDC 50.15.3 shall be charged 100% of the highest application fee, and 75% of the remaining application fees. The fees below do not include the technology fee or the application bundling fee reduction but are the independent application fees. The Planning Division Fee Schedule can be found on our website: https://www.beavertonoregon.gov/777/Applications-Fees-Brochures

New Conditional Use Permit	$11,346 + 5% tech fee
Design Review Three	1.25% of project value Minimum: $10,806 Maximum: $29,176 + 5% technology fee
Possible Tree Plan Two	$5,403 + 5% tech fee
Possible Parking Determination	$1,081 + 5% tech fee
Possible Legal Lot Determination	$756 + 5% tech fee
Possible Replat for Lot Consolidation	$1,729 + 5% tech fee

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

No fee increase 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. For example, a proposal that includes a ***Conditional Use Permit*** application is subject to a **Type 3** procedure.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting is required because it appears that the proposal is subject to a Type 3 procedure. Post-annexation Neighborhood Advisory Committee (NAC): **West Slope** Contact: wsnacchair@gmail.com

Please copy the City's neighborhood department, Miles Glowacki mglowacki@beavertonoregon.gov on communications with the NAC Chairs.

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 requests that the summary of the meeting and sign-in sheet is also sent to: City of Beaverton, Neighborhood Program, P.O. Box 4755, Beaverton, OR 97076 or emailed to: neighbormail@beavertonoregon.gov

Instructions for conducting or attending Neighborhood Review Meetings can be found in BDC Section 50.30 and in the following link:
https://content.civicplus.com/api/assets/3f3dbebe-bd25-4ed6-8102-2d198238db25?cache=1800

The Request for Neighborhood Meeting Labels Form can be found in the following link:
https://content.civicplus.com/api/assets/1a02c228-0536-4277-8039-89550c936e56?cache=1800
The completed form can be submitted to planningplansubmit@beavertonoregon.gov.

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

CHAPTER 20 (LAND USES):

Zoning: **Residential Mixed C (RMC)**
Applicable Code Sections: **20.05.15 – Site Development Standards** and **20.05.20 – Land Uses.**

Zoning: Residential Mixed C (RMC)

Applicable Code Sections: 20.05.15 – Site Development Standards and 20.05.20 – Land Use Regulations.

Development Standard	Requirement	Note
Minimum Land Area	N/A	
Maximum Floor Area Ratio	N/A	
Lot Dimensions: Minimum Width	20 feet	
Front Setback	10 feet	
Side Setback	5 feet	
Rear Setback	15 feet	
Garage Setback	18.5 feet	Carports shall meet the same yard setbacks as the dwelling. Garage setbacks shall be measured from the elevation containing the garage door and

Development Standard	Requirement	Note
		vehicle entrance of carports to the property line. For all other garage elevations, the building setback applies.
Minimum Between Buildings	6 feet	Minimum spacing between buildings on the same parcel or in the same development.
Height	35 feet	Also subject to additional height limitations in Section 20.30

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):

	Application Description	Code Reference	Application Type
1.	**Design Review Three** (Threshold #7)	**40.20.15.3**	☐ Type 1 ☐ Type 2 ☒ **Type 3** ☐ Type 4
2.	**Conditional Use Permit** (Threshold #1)	**40.15.15.5**	☐ Type 1 ☐ Type 2 ☒ **Type 3** ☐ Type 4
3.	***Possible* Parking Determination** (Threshold #1)	**40.55.15.1**	☐ Type 1 ☒ **Type 2** ☐ Type 3 ☐ Type 4
4.	***Possible* Tree Plan Two** (Threshold #3)	**40.90.15.2**	☐ Type 1 ☒ **Type 2** ☐ Type 3 ☐ Type 4
5.	**Possible Legal Lot Determination** (Threshold #1)	**40.47.15.1**	☒ **Type 1** ☐ Type 2 ☐ Type 3 ☐ Type 4
5.	**Possible Replat One for Lot Consolidation** (Threshold #1 & 2)	**40.45.2.15.1**	☒ **Type 1** ☐ Type 2 ☐ Type 3 ☐ Type 4

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

CHAPTER 60 (SPECIAL REGULATIONS):

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

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

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

OTHER DEPARTMENT/AGENCY CONTACTS:

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

Recommended contact for further information if checked ☒	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 CWS staff as early as possible in order to obtain a *Service Provider Letter* (SPL). 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 Chapter 3 of the *Design and Construction Standards* at: www.cleanwaterservices.org/permits-development/design-construction-standards 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 pre-screening site assessment form. For more information about CWS environmental review, you may email splreview@cleanwaterservices.org or contact **Laurie Bunce**, CWS Engineering Technician, at (503) 681-3639.
☐	**Kimberlee McArthur**, Building, City of Beaverton (503) 526-2524 / kimberleemcarthur@beavertonoregon.gov ☐ No written comments provided to date / not expected.
☐	**Steve Brennen**, Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov ☐ No written comments provided to date / not expected.
☒	**Hunter Jin**, Site Development, City of Beaverton (503) 350-4055 / hjin@beavertonoregon.gov ☒ Plan reviewed. Comments attached.
☒	**Kate McQuillan,** Transportation, City of Beaverton (503) 526-2427/ kmcquillan@beavertonoregon.gov ☒ Plan reviewed. See Key Issues/Considerations.
☐	**Elizabeth Cole,** Recycling, City of Beaverton (503) 526-2460/ ecole@beavertonoregon.gov ☐ No written comments provided to date / not expected.

KEY ISSUES/CONSIDERATIONS:

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

1. **Land Use Applications.** A **Design Review Three** application is required for the development of a new park in a residential zone. The submittal must demonstrate compliance with all applicable Design Guidelines in 60.05.35-50.

   A **New Conditional Use Permit** is required for public parks in the RMC zone. The application must provide individual findings for each approval criteria, including all applicable Comprehensive Plan policies.

   A **Parking Determination** is required for any development type that is not listed in the Off-Street Parking tables of BDC Section 60.30. Public Parks are not specifically referenced in the Development Code Parking Tables, therefore Parking Determination is required. The applicant can best demonstrate this with three examples of other public parks of similar size and characteristics, describing how they function with the proposed amount of parking. Particular attention should be paid to picnic shelters, especially so if they are reservable.

   Please note that staff are working on a text amendment that will eliminate all motor vehicle parking minimum to comply with the state rules collectively referred to to as Climate Friendly and Equitable Communities. This amendment to the Development Code is expected to take effect some time on or

around July 1, 2023. Submitting the land use applications following the effective date of these requirements will result in no motor vehicle requirements. Bicycle parking will still be required for the new park use. At this time, there is no bike parking entry for new parks. As such, a parking determination would still be required for bicycle parking. Staff is looking into amending the code to resolve this issue to not require a parking determination for new parks. Please coordinate with staff on this topic to ensure the proper land use applications are submitted.

A **Tree Plan Two** application is required for the removal of 5 or more Community Trees. Community Trees are defined as "A healthy tree of at least ten inches (10") DBH located on developed, partially developed, or undeveloped land. Community Trees are not those trees identified as Significant, Historic, Landscape, or Mitigation Trees, trees within a Grove or a Significant Natural Resource Area, or trees that bear edible fruits or nuts grown for human consumption."

A **Legal Lot Determination** is required when a parcel or lot proposed for development lacks clarity of it's legal status. These issues often arise where a lot is not part of a plat or the current configuration is not consistent with an existing plat.

A **Replat for Lot Consolidation** can address issues where a parcel is not currently platted or a site is composed of multiple parcels and the applicant wishes to consolidate into one lot to address building code, setback, utility or other issues.

2. **Landscape Buffer** A Conditional Use in a residential zone, such as a public park, is required to have a landscape buffer planted to the B3 standard, which includes a six foot fence, one tree planted for every 30 linear feet, minimum planting height of six feet, evergreen shrubs filling in the gaps between the trees that will grow to four to six feet within two year of planting, and live ground cover. Deviation from this planting schedule or width is allowed when responding to the guideline, but the application must demonstrate that an existing natural resource provides sufficient physical screening (BDC 60.05.45.11.A) or demonstrate that physical site constraints that merit width reduction (BDC 60.05.45.11.D).

   Please note provisions in Table BDC 60.05-2, footnote 5 states that a landscape buffer cannot exceed a minimum yard setback dimension. Typically the buffer width would be 20 feet, but due to thisi provision the buffer must be a minimum of 5 feet along side setbacks and 15 feet along rear setbacks. Deviation from width or planting requirements can be requested under the Design Guidelines for landscape buffering (BDC 60.05.45.11) but justification should be provided addressing site constraints or characteristics that merit the reduction.

3. **Use of Pointer Road ROW.** The applicant's plans indicate the partial use of the Pointer Road ROW for the purposes of constructing a parking lot to serve the site. This right of way has been under the jurisdiction of the City of Beaverton since 2006. Beaverton staff are meeting internally to discuss options for use of the right of way, but no determinations have been made yet.

4. **Pedestrian Access to Canyon Lane.** Staff are interested in seeing a delineated pedestrian walkway along the shared driveway to Canyon Lane. Staff recognizes the narrow driveway width, and open to creative solutions to provide the needed vehicle access and safe pedestrian access.

5. **Service Provider Letters (SPL).** The City of Beaverton requires service provider letters from special districts who provide services to the subject site. Service Provider Letters are required prior to your application being deemed complete in the land use process. Staff has identified the following service provider letters as applicable to your proposal:

   a. **Clean Water Services (CWS):** All development within the City requires a Clean Water Services SPL for environmental review. Information can be found at Clean Water Services Website https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/

b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires a Service Provider Permit (SPP) to address fire code issues related to development. The SPP form can be found at the following link: https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Washington-C-64

6. **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.

7. **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.

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: Pointer Road Park

Pre-Application Conference Number: PA2023-0002

Date: January 18, 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.

City of Beaverton sanitary sewer and storm drainage are in the vicinity of this project and can serve this site. There is a public 8" City-owned sanitary line running through private property adjacent to the proposed site. This line can serve the site if any bathrooms are proposed. Please note that maintenance access to this sanitary line by the City may not be impeded by the proposed construction. Additionally, utility laterals may not cross property lines unless contained in an easement.

The most immediate storm system connection is to a City-owned 8" storm line in SW Canyon Ln. Full on site mitigation of water quantity, quality, and hydromodification will be required as the new and modified impervious area exceeds 12,000 SF. There is also an existing storm swale to the north

of the site on the south side of Pointer Rd. Unfortunately the City does not have an as-built for the facility to provide. However, the applicant is advised to investigate whether this existing facility may be used or upgraded to meet stormwater requirements. Additionally, the applicant is advised to investigate whether stormwater tree credits may be applicable to this site to reduce hydromodification area. Use Table 530.1 in the City Engineering Design Manual to select mitigation facilities for quantity, quality, and hydromodification mitigation. All storm flows from the site caused by grading or new impervious area must be conveyed, the development may not increase stormwater flows to adjacent lots per Oregon drainage law.

West Slope Water District is the water service provider for this site, see next page for contact information.

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

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

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.

With any frontage improvements, design feasibility for driveway and sidewalk ramp design to meet ADA standards will need to be shown with the land use application. For proposed frontage improvements, site plan designed by a licensed professional and based on survey will be required. Additionally, street lighting per section 450 in the EDM will be required.

Per Beaverton development code 60.65, any affected overhead utilities, as well as new connections into the site must be placed underground.

Resources:

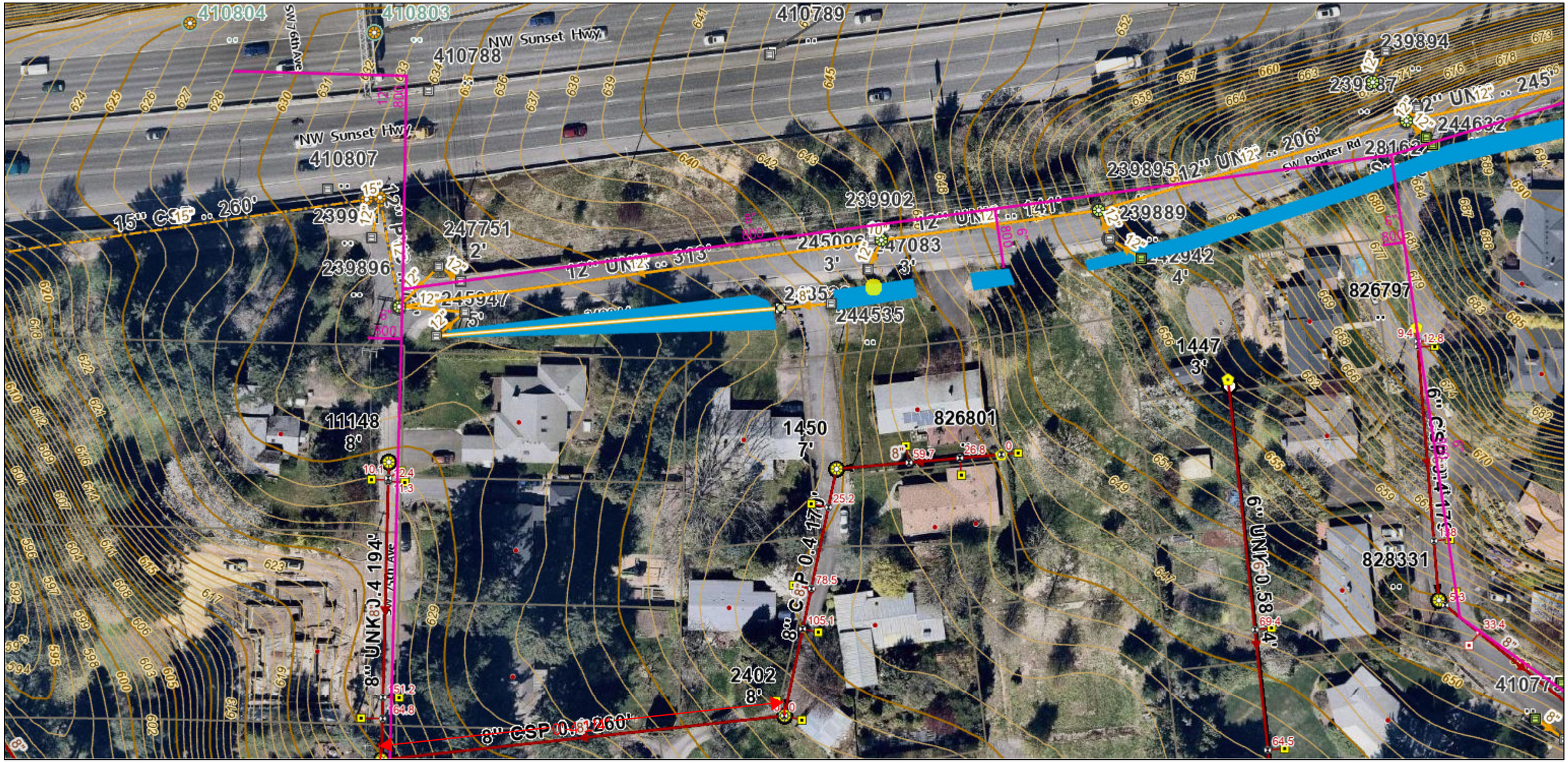
- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at: https://apps2.beavertonoregon.gov/CO/publicworks/asbuiltrequestform.aspx

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

☒	City of Beaverton permit- Engineering **Site Development**, Engineering Grading, FC-Right of Way Contact: Site Development Division at (503) 350-4021 or sitedevelopment@beavertonoregon.gov
☒	City of Beaverton Building permit Contact: Building Division at (503) 526-2493
☒	Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.
☒	City of Beaverton utility system **(storm, sanitary)** Contact: Engineering at (503) 526-2269 or engineering@beavertonoregon.gov
☒	West Slope Water District Contact: Michael Grimm at (503) 292-2777
☒	Tualatin Valley Fire and Rescue - Permit Contact: DFM Jeremy Foster at (503) 259-1414 or Jeremy.Foster@tvfr.com
☒	Clean Water Services District • ☒Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs Contact: Lindsey Obermiller at (503) 681-3653 or email SPLReview@cleanwaterservices.org • ☒ Source Control Permit (all non-residential) - Contact: Source Control Division at (503) 681-5175 **(may not be required, please check in with CWS)**
☒	Oregon Department of Environmental Quality **(permit required will depend on area of disturbance)** • ☒ DEQ 1200-CN Erosion Control Permit (for disturbance of 1-4.99 Acres) – Submit to City of Beaverton Site Development for processing: 503-350-4021 • ☒ DEQ 1200-C Erosion Control Permit (for disturbance of 5 or more acres) - Submit to City of Beaverton Site Development for processing: 503-350-4021
☒	A downstream storm water analysis is required for this development per CWS 2.04.2.m.3. For development constructing new impervious surface of greater than 5,280 square feet, or collecting and discharging greater than 5,280 square feet of

	impervious area, perform a capacity and condition analysis of existing downstream storm facilities and conveyance elements receiving flow from the proposed development.
☒	Submit City of Beaverton Stormwater Management Worksheet
☒	Storm water facilities required • ☒ Quantity Control for Conveyance Capacity • ☒ Hydromodification • ☒ Quality Treatment The engineer of record can request fee in lieu for hydromodification and quality treatment if development meets criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4. Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.

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.



Magenta - West Slope Water Line
Orange - City of Beaverton Storm Line
Red - City of Beaverton Sanitary Sewer Line

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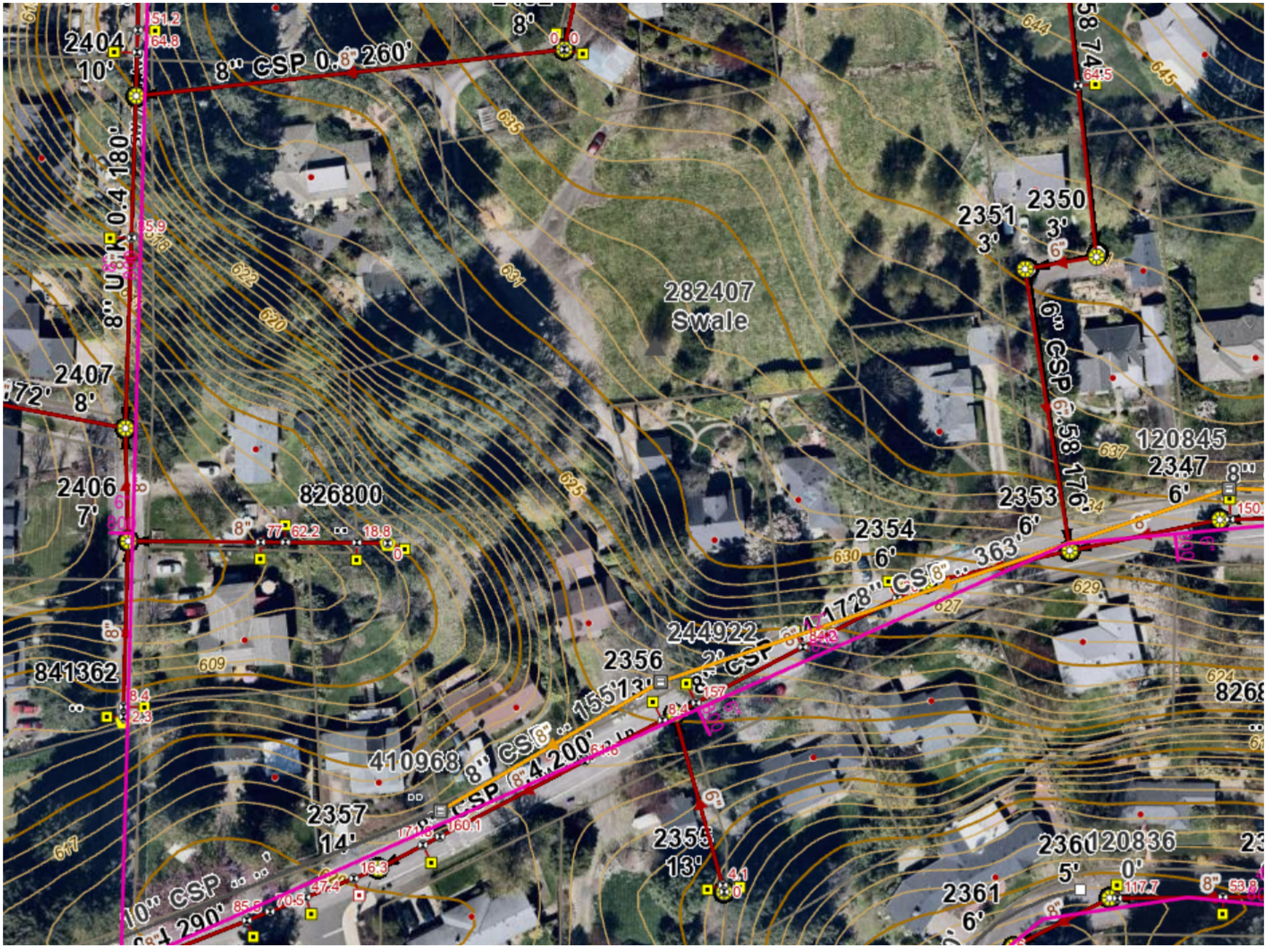
N W E S

Beaverton
PUBLIC WORKS

Create Date: February 6, 2023



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10'
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Swale
6" CSP 0.58 176'
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2361
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OREGON DEPARTMENT OF TRANSPORTATION

Located Line

CAMELOT INTCHGE. - SYLVAN INTCHGE. SEC.

SUNSET HIGHWAY

WASHINGTON & MULTNOMAH COUNTIES

Scale: 1:500

JUNE 1997

METRIC

REVISED:
JULY 1997 KM
SEPTEMBER 1997 KM
OCTOBER 1997 KM
NOVEMBER 1997 KM
July, 1998 srm
September, 1998 srm
APRIL 1999 ZH
December, 1999 srm
March, 2006 sjs
August, 2006 pjm
September, 2006 srm
January, 2008 pjm
May, 2015 Scott Morrison - Sale File 6397
July, 2018 Mike Fallert - Sale File 6397006

BEARINGS: Oregon Coordinate System of 1927, north zone.

COORDINATES: This drawing utilizes a Local Datum Plane (LDP) which is relative to the Oregon Coordinate System of 1927, north zone, with respect to the local latitude and ground elevation. The LDP coordinates define true ground distances. To convert the LDP coordinates to the Oregon Coordinate System of 1927, north zone, multiply the LDP coordinates by .99990649.

FIELD NOTES: This drawing shows the results of an Oregon Department Of Transportation (ODOT) survey. The field survey notes, book number 3132 are available from ODOT files in Salem, Oregon.

PROJECT NO. 6397

DRG. NO. 1A-22-20

ACTIVE COPY
THE R/W SHOWN ON THIS MAP MAY LATER BE REVISED TO SUPPORT PROJECT DESIGN CHANGES OR OTHER NEEDS
RIGHT OF WAY ENGINEERING

wcprw2.dgn :: Default 7/12/2018 KM

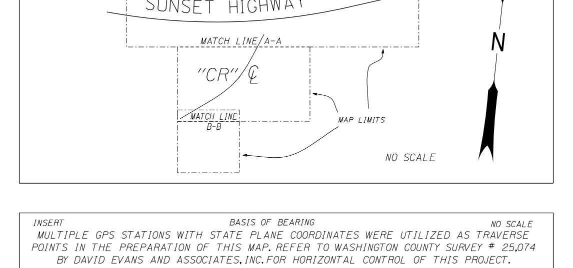
Relative property line locations were determined with the following Multnomah and Washington County Record Surveys and Subdivision Plats:

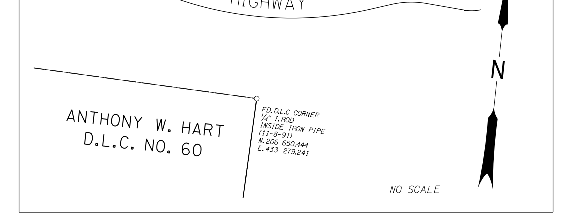
MCS #FB 703
MCS #1A12/31
WCS #4033
WCS #4202
WCS #5027
WCS #5238
WCS #5274
WCS #7180, filed 5-25-59
WCS #7644, filed 9-1-60
WCS #8697, filed 1-24-63
WCS #8827, filed 6-4-63
WCS #9609, filed 3-24-65
WCS #9753, filed 6-18-65
MCS #12323, filed 12-30-57
WCS #12342, filed 2-18-70
MCS #12460
WCS #13122, filed 4-12-71
WCS #13673, filed 1-17-72
MCS #14820, filed 10-21-89
WCS #15867, filed 9-29-75
WCS #15968, filed 12-22-75
WCS #18505, filed 10-3-79
WCS #19671
WCS #23232, filed 5-18-89
MCS #24758, filed 8-1-67
MCS #24771, filed 8-67
MCS #28098, filed 6-3-68
MCS #30025, filed 7-15-69
MCS #30287, filed 8-13-69
MCS #35734
MCS #39356, filed 5-25-76
MCS #41355, filed 11-22-77
MCS #41575, filed 1-27-78
MCS #43958, filed 10-23-79
MCS #44971, filed 10-18-80
MCS #45410, filed 3-3-81
MCS #48085, filed 12-17-84
MCS #48891, filed 4-14-86
MCS #49434, filed 1-22-87
MCS #50058, filed 12-2-87
MCS #52138, filed 2-21-91

Jeremiah Subdivision, recorded in Book 1206 Page 13, Multnomah County
MCS #68026, Clementine Subdivision, filed 9-26-84
WCS #8879, First Addition To Benz Park Subdivision, filed 7-8-36
3RD Addition To Benz Park Subdivision, filed 5-1-37, Washington County
WCS #9614, Camelot Subdivision, filed 7-11-63
Sylvan Hills Subdivision, filed 7-17-34, Washington County
WCS #3151, Round Hill Subdivision, filed 1-26-66
WCS #5609, Morrill's Subdivision, filed 8-19-24

The Subdivision Plat names have been placed on the map in their respective positions.

MAP LIMITS & KEY TO MATCH LINES



INSERT BASIS OF BEARING NO SCALE

MULTIPLE GPS STATIONS WITH STATE PLANE COORDINATES WERE UTILIZED AS TRAVERSE POINTS IN THE PREPARATION OF THIS MAP. REFER TO WASHINGTON COUNTY SURVEY # 25,074 BY DAVID EVANS AND ASSOCIATES, INC. FOR HORIZONTAL CONTROL OF THIS PROJECT.