

Water Service Provider Letter

Questions about whether the information you submit is private: please read the [City of Beaverton Website Privacy Policy](#).

[Email the City of Beaverton](#) with further questions about the city's privacy policy.

| | |
|----------------------|----------|
| Pre Application Date | 8/1/2022 |
|----------------------|----------|

Site Information

| | |
|------------|---------|
| Tax Map(s) | 1S115CB |
|------------|---------|

| | |
|---------------|-------------|
| Lot Number(s) | 08300-08400 |
|---------------|-------------|

| | |
|------|------------|
| Size | 0.35 Acres |
|------|------------|

| | |
|---------|-----------------------------------------|
| Address | 5395 SW Hall Blvd & 12455 SW 9th Street |
|---------|-----------------------------------------|

| | |
|-----------------------------------------------|---------------|
| Nearest cross-street (or directions to site): | SW 9th Street |
|-----------------------------------------------|---------------|

Applicant

| | |
|---------|-----------|
| Contact | Eli Elder |
|---------|-----------|

| | |
|---------|--------------------------|
| Company | Convergence Architecture |
|---------|--------------------------|

| | |
|---------|----------------------------------------------|
| Address | 7302 N. Richmond Ave, Portland, Oregon 97203 |
|---------|----------------------------------------------|

| | |
|-------|-----------------------|
| Phone | 503-308-1028 ext. 103 |
|-------|-----------------------|

| | |
|-------|--------------------|
| Email | eelder@convarc.com |
|-------|--------------------|

Owner(s)

| | |
|---------|-------------------------------------|
| Contact | Farzad Moradian and Soheila Sagdeph |
|---------|-------------------------------------|

| | |
|---------|-----|
| Company | N/A |
|---------|-----|

| | |
|---------|------------------------------------------------------|
| Address | 10960 SW Mourning Dove Place, Beaverton Oregon 97007 |
|---------|------------------------------------------------------|

| | |
|-------|--------------|
| Phone | 503-803-1111 |
|-------|--------------|

| | |
|-------|----------------------|
| Email | techmotorz@yahoo.com |
|-------|----------------------|

| | |
|------------------------------------------------|-----------------------------------|
| Proposed Project Name | 9th & Hall Quadplexes |
| Proposed Development Action | Land Division and development |
| Existing Use | Undeveloped |
| Proposed Use | 3x Quadplexes on 3x separate lots |
| Use | Residential |
| Residential Use | Multi Family |
| Number of Units / Lots created | 12 units total (3x quadplexes) |
| Average Daily Demand | 120GPD per unit: 1,440GPD total |
| Peak Daily Demand | 216GPD per unit: 2,592GPD total |
| Peak Hour | 480GPD per unit: 5,760GPD total |
| Irrigation Flow Required | 100GPD |
| Are any new meters being requested | Yes |
| What size? | 1" |
| Are any existing water meters being abandoned? | Yes |
| What size? | Unknown |

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)

Plans are very preliminary in nature, further review will be necessary on the next iteration. Water SDCs apply for the new services and are detailed outlined here:

<https://www.beavertonoregon.gov/798/Development-Charges>

SIGNATURE: Brion Barnett

Digitally signed by Brion Barnett
DN: cn=Brion Barnett, o=City of Beaverton, ou=City of Beaverton, email=brion.barnett@beavertonoregon.gov, c=US

TITLE: Senior Water Engineer

DATE: 07/24/2023

Form Date: 02-17-2019

FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION



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: Convergence Architecture - Eli Elder
Address: 7302 N Richmond Avenue
Phone: 503.308.1028 ext 103
Email: eelder@convarc.com
Site Address: 12455 SW 9th St & 5395 SW Hall Blvd
City: Beaverton, OR
Map & Tax Lot #: 1S115CB0830 & 1S115CB08400
Business Name: Undeveloped Land - Proposed Multiunit
Land Use/Building Jurisdiction: City of Beaverton
Land Use/ Building Permit # N/A
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

New Housing Development in Beaverton - Three
Quadplex buildings. Each building will have (2) 3br
apartments and (2) Double-story 2br apartments with
rooftop balcony. The site will consist of off-street
parking, shared outdoor space, trash enclosure and
pedestrian paths.

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 # 2023-0038
Permit Type: SPP-CoB
Submittal Date: 2/17/2023
Assigned To: DFM FOSTER
Due Date: 3/22/2023
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 [Signature] 3/22/23
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

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 22-003363

1. Jurisdiction: City of Beaverton

2. Property Information (example: 1S234AB01400)

Tax lot ID(s): 1S115CB08300 & 1S115CB08400

OR Site Address: 5395 SW Hall Blvd

City, State, Zip: Beaverton, Oregon, 97005

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: Farzad Moradian and Soheila Sagdegh

Company: N/A

Address: 10960 SW Mourning Dove Pl.

City, State, Zip: Beaverton, Oregon, 97007

Phone/fax: 503-803-1111

Email: techmotorz@yahoo.com

4. Applicant Information

Name: William Lathrop

Company: WCL Engineering, LLC

Address: 3120 Northridge Way

City, State, Zip: Eugene, Oregon, 97408

Phone/fax: 541-954-3691

Email: clathrop@wcl-engr.com

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

Location and description of off-site work: Utility work in street

7. Additional comments or information that may be needed to understand your project: _____

Project includes a partition and lot line revision to create 3x quadplexes. In addition to environmental review, would like to know if project qualifies for fee-in-lieu instead of hydromodification requirements. Based on CWS/City of Beaverton standards, applicant believes this may be the desired approach for an

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 William Lathrop

Print/type title Engineer/Owner

Signature ONLINE SUBMITTAL

Date 12/27/2022

FOR DISTRICT USE ONLY

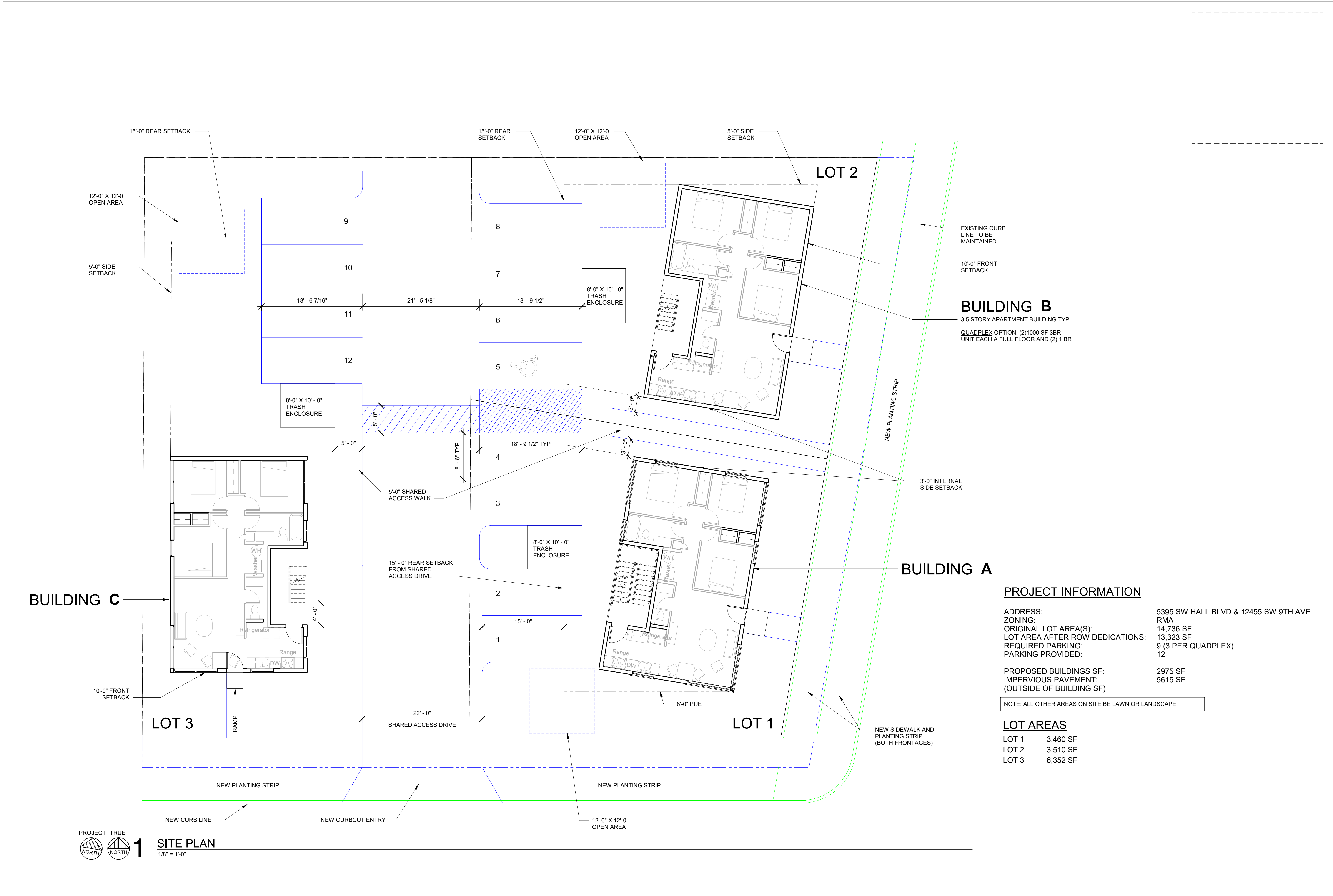
- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- 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 Mila Gonzalez Lima

Date 12/29/2022

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

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

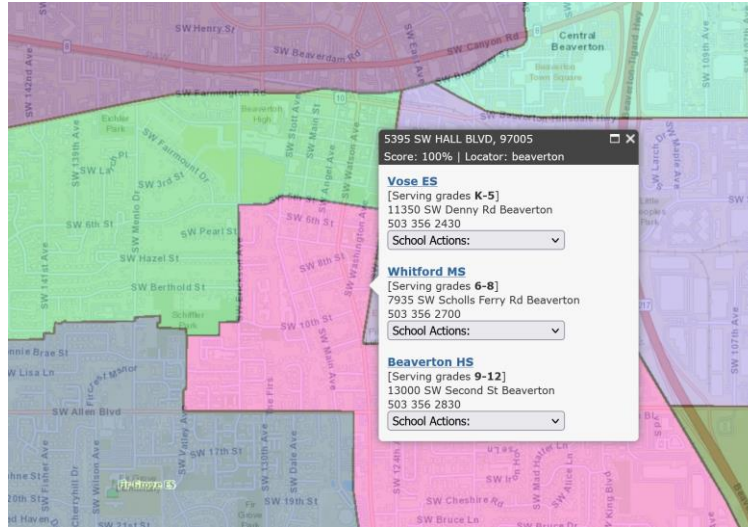




Facilities Department
 16550 SW Merlo Road • Beaverton, Oregon 97006
 ph: (503) 356-4449 • fax: (503) 356-4484

2/17/2023

School Service Provider Statement
9th & Hall Quadplexes
 5395 SW Hall Blvd



| Proposed Unit Types | Total Units |
|----------------------------|--------------------|
| Single Family Detached | 0 |
| Single Family Attached | 12 |
| Multi-Family | 0 |
| Total | 12 |

The District has evaluated the proposal and has projected that the development will produce the following impact on Beaverton School District:

| Estimated Student Generation | Students |
|-------------------------------------|-----------------|
| Elementary School (K-5) | 1 |
| Middle School (6-8) | 1 |
| High School (9-12) | 0 |
| Total | 2 |

The proposed development will be served by the following schools:

| Current Attendance Boundary | Utilization of Capacity Fall 2021 |
|------------------------------------|------------------------------------------|
| Vose Elementary | 93% |
| Whitford Middle School | 104% |
| Beaverton High School | 76% |

The District believes there will be sufficient capacity to accommodate new students from the project. The attendance boundaries listed in this letter are subject to change at the District's discretion.

The District carefully monitors residential development projects, school capacity and projected student levels. The District may take any actions necessary to manage utilization of capacity, including adjustments to attendance boundaries, augmentations to school capacity, and/or other administrative measures. These may be implemented at any and all school levels, as needed.



Robert McCracken
Facilities Planning Coordinator

2/17/2023

Date