

Received
Planning Division
07/27/2023

March 28, 2023

CND-SCHOLLS, LLC
ATTN: AZIZ SIDDIQUI
1908 NW 169TH PLACE, SUITE 102
BEAVERTON OR 97006

Re: Scholls Valley Heights; Phases 4 – 7 Design Review; CWS file 17-001934 (Tax map 2S10600 Tax lot 00301, 00302)

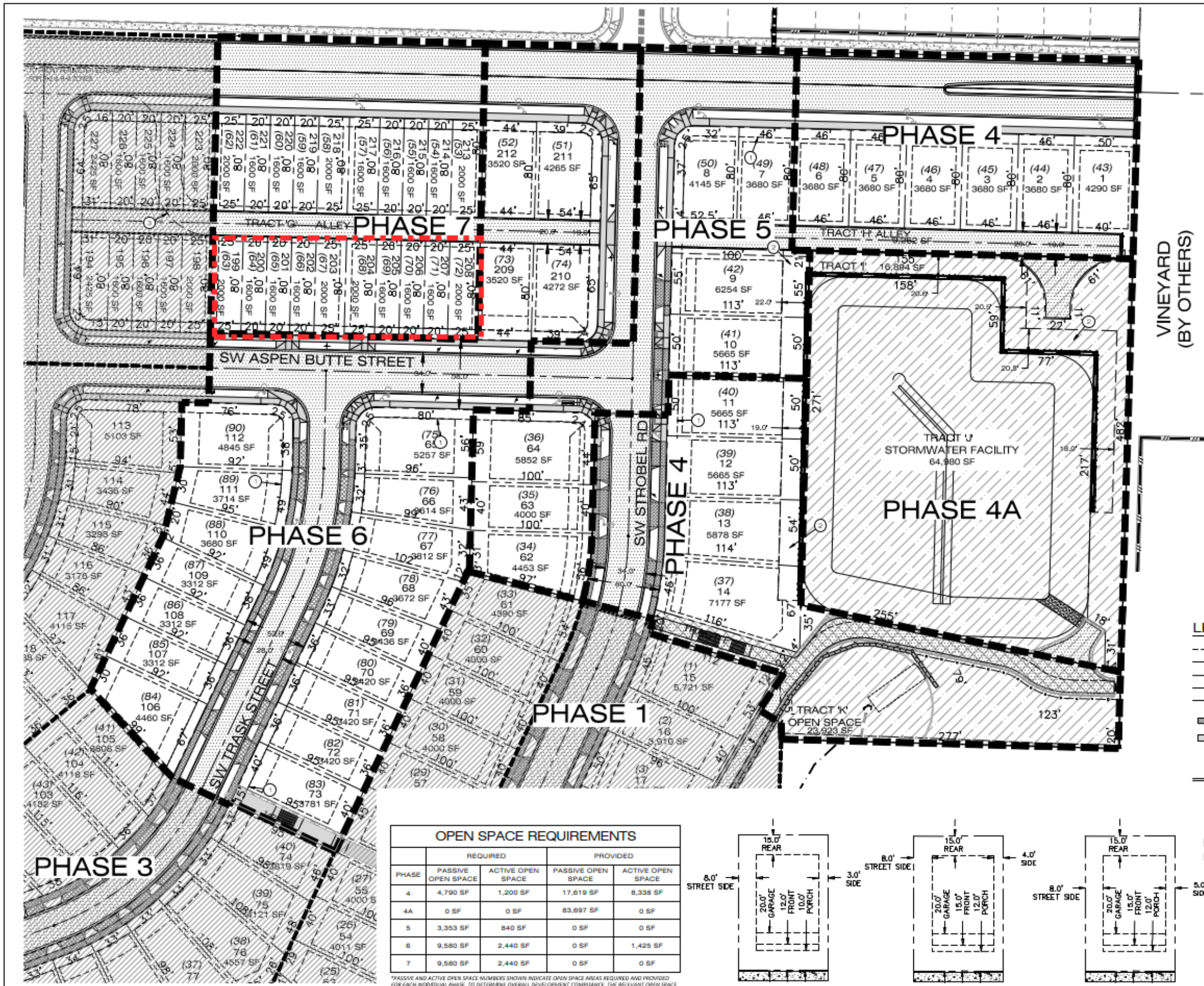
Clean Water Services has reviewed the Service Provider Letter issued on September 18, 2017 and the Amended SPLs issued on October 9, 2018 and April 2, 2019 for file 17-001934. District staff has evaluated the Service Provider Letter conditions and project plans for consolidated Phases 4 – 7 and found them to be in compliance with Resolution and Order 19-5 (R&O 19-5), as amended by Resolution and Order 19-22 (R&O 19-22). Please attach this letter to the existing Service Provider Letter for all applications made after November 2019, to demonstrate compliance with R&O 19-5, as amended by R&O 19-22.

Sincerely,



Stacy Benjamin
Environmental Plan Review

Attachment (1)

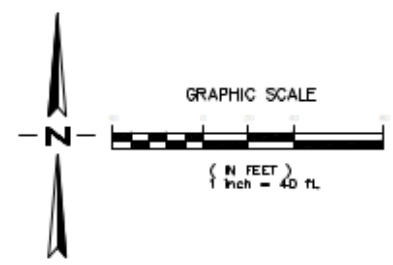
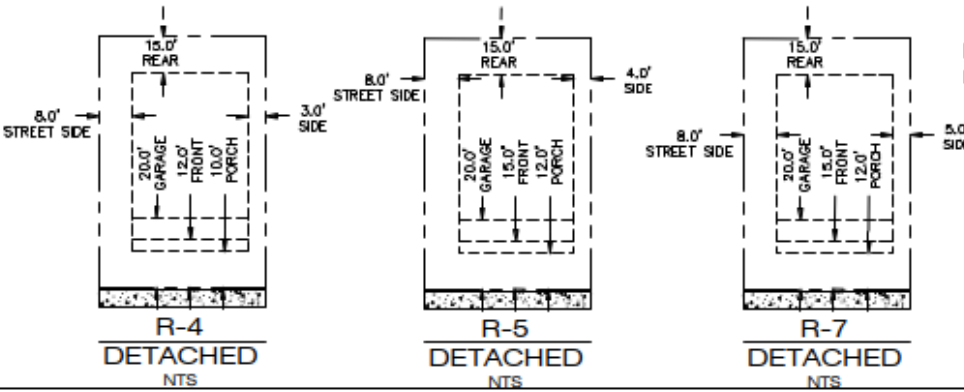


CWS FILE NO. 17-001934
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *SNB* Date 3/28/2023
 SPL ATTACHMENT 1 OF 1

- PHASES 1 AND 2 OF SCHOLLS VALLEY HEIGHTS SUBDIVISION TO BE PERMITTED PRIOR TO OR CONCURRENT WITH THIS PERMIT.
- WALLS WITHIN STORMWATER FACILITY TRACT 'K' SHALL BE OWNED AND MAINTAINED BY THE CITY OF BEAVERTON
- WALLS WITHIN OPEN SPACE TRACT 'L' SHALL BE OWNED AND MAINTAINED BY THE HOA
- TRACT 'G' IS SUBJECT TO A CITY OF BEAVERTON STORM AND SANITARY SEWER EASEMENT OVER ITS ENTIRETY.
- TRACTS 'G' AND 'H' ARE PRIVATE STREET TRACTS AND SUBJECT TO ACCESS EASEMENTS OVER THEIR ENTIRETY FOR THE BENEFIT OF THE LOTS WITHIN SCHOLLS VALLEY HEIGHTS SUBDIVISION
- TRACT 'H' IS SUBJECT TO A CITY OF BEAVERTON SANITARY SEWER EASEMENT OVER ITS ENTIRETY.
- TRACT 'K' IS SUBJECT TO A CITY OF BEAVERTON SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY.
- TRACT 'L' IS A PRIVATE OPEN SPACE TRACT AND SHALL BE OWNED AND MAINTAINED BY THE HOA.

- LEGEND**
- PROPOSED SETBACK LINE
 - PROPOSED CENTERLINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED LOT LINE
 - BOUNDARY LINE
 - PROPOSED SIDEWALK (BY HOMEBUILDER)
 - PROPOSED SIDEWALK (BY DEVELOPER)
 - PROPOSED PAVEMENT
 - PROPOSED CURB AND GUTTER
 - PROPOSED DRIVEWAY (BY HOMEBUILDER)
 - (#) LOT NUMBER TO BE PLATTED
 - # LOT NUMBER PER LAND USE PLANNING
 - PROPOSED PASSIVE OPEN SPACE
 - PROPOSED ACTIVE OPEN SPACE

PHASE	REQUIRED		PROVIDED	
	PASSIVE OPEN SPACE	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	ACTIVE OPEN SPACE
4	4,790 SF	1,200 SF	17,619 SF	8,338 SF
4A	0 SF	0 SF	83,697 SF	0 SF
5	3,353 SF	840 SF	0 SF	0 SF
6	9,580 SF	2,440 SF	0 SF	1,425 SF
7	9,580 SF	2,440 SF	0 SF	0 SF



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PRELIMINARY PLAT

SCHOLLS VALLEY HEIGHTS - PHASES 4, 5, 6 & 7
 CITY OF BEAVERTON, OREGON

Valid Through 11-31-22

Designed by: GAM Date: 11/2020
 Drawn by: JFB Date: 11/2020
 Reviewed by: GAM Date: 11/2020
 Project No.: 332-001 REF.
 Herts Scale: 1"=40'-0"
 Plot Scale: 1"=40'-0"

AS-BUILT DRAWINGS
 DATE DETERMINE THESE REQUIRED DRAWINGS HAVE BEEN PREPARED BASED ON FIELD OBSERVATION AND SURVEYED INFORMATION

Project: SCHOLLS VALLEY HEIGHTS
 No.: 332-001
 Type: ENGINEERING
 Sheet: **C0.2**



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P 503.643.8286 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

Received
Planning Division
07/27/2023

MEMORANDUM

To: Elena Sasin
City of Beaverton Community Development

From: Wayne Hayson
Pioneer Design Group, Inc.

Project: Scholls Valley Heights Phase 4-7 Design Review
PDG No. 386-002

Date: May 4, 2023

RE: City of Beaverton Water SPL

As at the time of this submittal, we have been unable to receive a timely response from City of Beaverton staff. The timeline of correspondence with the City of Beaverton Water Engineering Division is detailed below (see emails attached):

04/10/2023 – Email from Wayne Hayson to City Staff including SPL request.

On the basis that the City has been non-responsive to this request, we would ask that Community Development staff accept the approved and issued Site Development Permit SD2020-0022, including public water infrastructure, as evidence that adequate water supply is or will be available to the site within the required timeframe.

Wayne Hayson

From: Wayne Hayson
Sent: Monday, April 10, 2023 5:46 PM
To: mailboxengineering@beavertonoregon.gov
Subject: Beaverton Water SPL
Attachments: SVH 4-7 - City of Beaverton - Service Provider Letter.pdf; Scholls Valley Heights_Phases 4-7_As-Builts_01192023.pdf; 68230063-67 Plan Set 3.30.23.pdf; 68230068-72 Plan Set 3.30.23.pdf

Hi,

Please see attached an SPL request for 10 attached units at Scholls Valley Heights in the South Cooper Mountain area. The application is simply design review for the buildings – the lots, street layout, landscaping etc are under construction as part of the Conditional Use – Planned Development Subdivision approval in City of Beaverton Files CU2017-0011/LD2017-0021/LD2017-0027/CU2018-0006/LD2018-0016 and site development permit review for Permit No. SD2020-0022.

Regards

Wayne Hayson | PLANNING MANAGER | D 971.708.6274
PIONEER DESIGN GROUP, INC. CIVIL ENGINEERING | LAND USE PLANNING | LAND SURVEYING | LANDSCAPE ARCHITECTURE
OREGON: 9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286 ext. 1019
HAWAII: PO Box 283304, Honolulu, HI 96828 P 808.753.2376
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Disclaimer:

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Received
Planning Division
07/27/2023

CWS File Number

17-001934

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 17-5).

Jurisdiction: City of Beaverton **Review Type:** Allowed Use

Site Address / Location: 18485 SW Scholls Ferry RD
Beaverton, OR 97007 **SPL Issue Date:** September 18, 2017
SPL Expiration Date: September 18, 2019

Applicant Information:

Name Ed Bartholemy
Company 18584 SW SCHOLLS FERRY RD
Address BEAVERTON OR 97007
Phone/Fax (503) 628-0526
E-mail: ed@bartholemy.biz

Owner Information:

Name Ed Bartholemy
Company 18584 SW SCHOLLS FERRY RD
Address BEAVERTON OR 97007
Phone/Fax (503) 628-0526
E-mail: ed@bartholemy.biz

Tax lot ID

2S1060000301, 302

Development Activity

Scholls Valley Heights Subdivision

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: 50
Vegetated Corridor Condition: Marginal/Degraded

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
Vegetated Corridor Width: Variable

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 46,111

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Trail, Retaining Wall, Stormwater Outfall (Permanent Impact; Mitigation Required)</u>	<u>2,002</u>
<u>Trail, Outfall (Permanent Impact; No Mitigation Required for Outer 3 feet of Trail or 100 SF of Outfall)</u>	<u>1,275</u>
<u>Stormwater Pipes (Temporary Impact; Restoration Planting in-place Required)</u>	<u>2,255</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site 2S1060000302</u>	<u>2,002 / 1:1</u>

Conditions Attached Development Figures Attached (3) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 17-5, Chapter 3.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 17-5, Section 3.06.1 and per approved plans.
3. **If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbance and erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 17-5, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 17-5, Section 3.14.2, Table 3-3.
13. Removal of invasive non-native species by hand is required in all Vegetated Corridors rated ""good."" Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.
14. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 17-5, Appendix A, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
15. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Vegetation and Animal Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

16. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 17-5, Appendix A).
17. **Maintenance and monitoring requirements shall comply with R&O 17-5, Section 2.12.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**
18. **Performance assurances for the Vegetated Corridor shall comply with R&O 17-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2.**
19. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services shall require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a ""STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY"" to be granted to the City or Clean Water Services.**
20. Clean Water Services may require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.
21. Final construction plans shall include landscape plans. In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
22. A Maintenance Plan shall be included on final plans including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
23. Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
24. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. Fencing and signage details to be included on final construction plans.

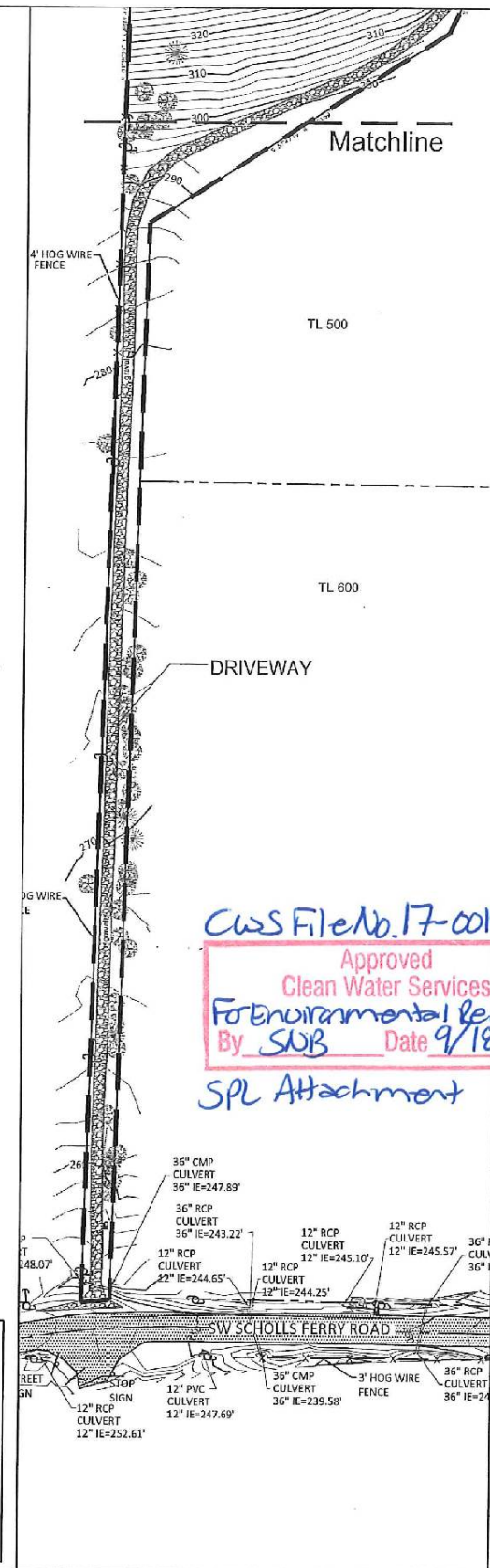
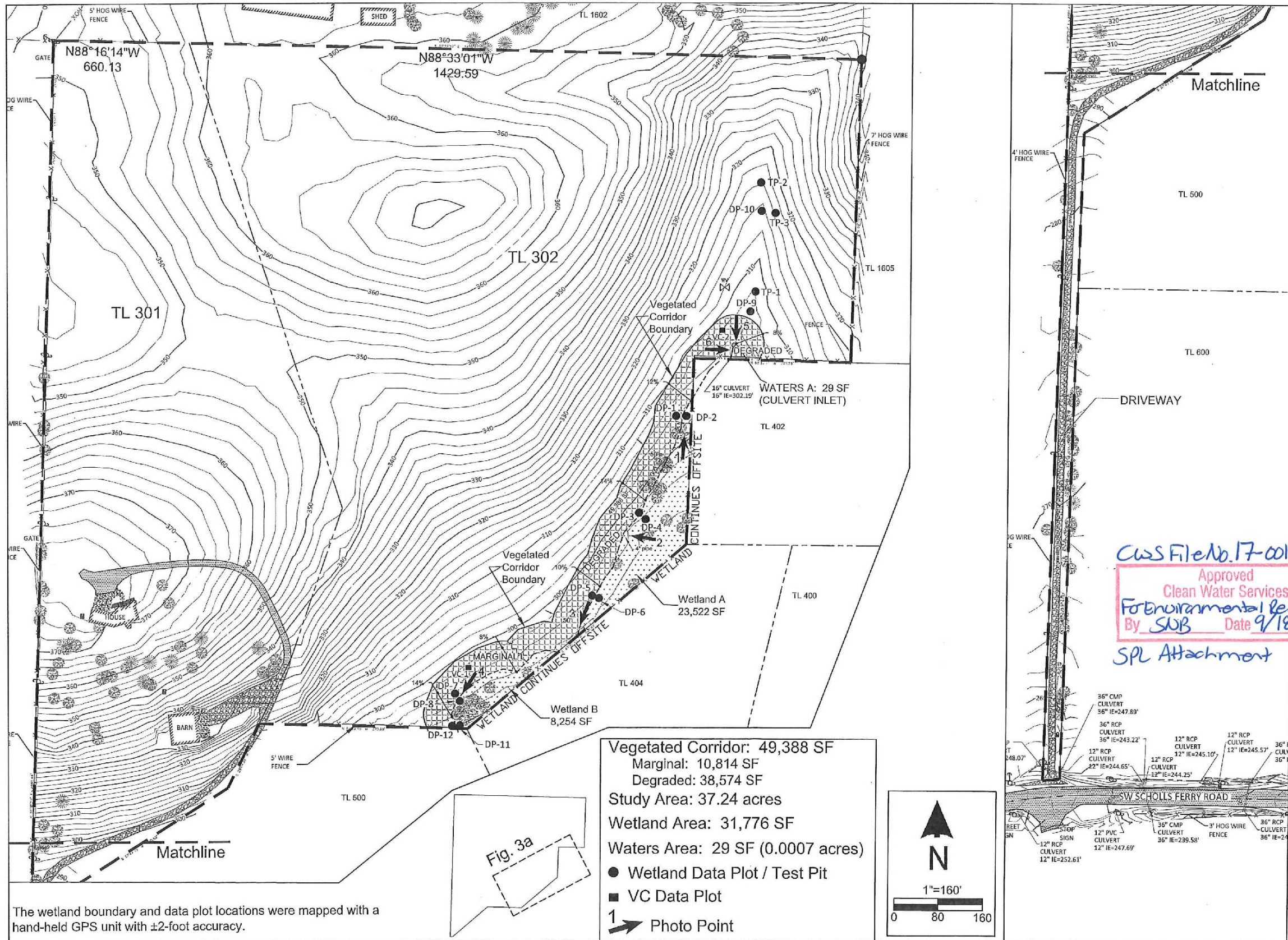
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

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

Stacy Benjamin

**Stacy Benjamin
Environmental Plan Review**

Attachments (3)



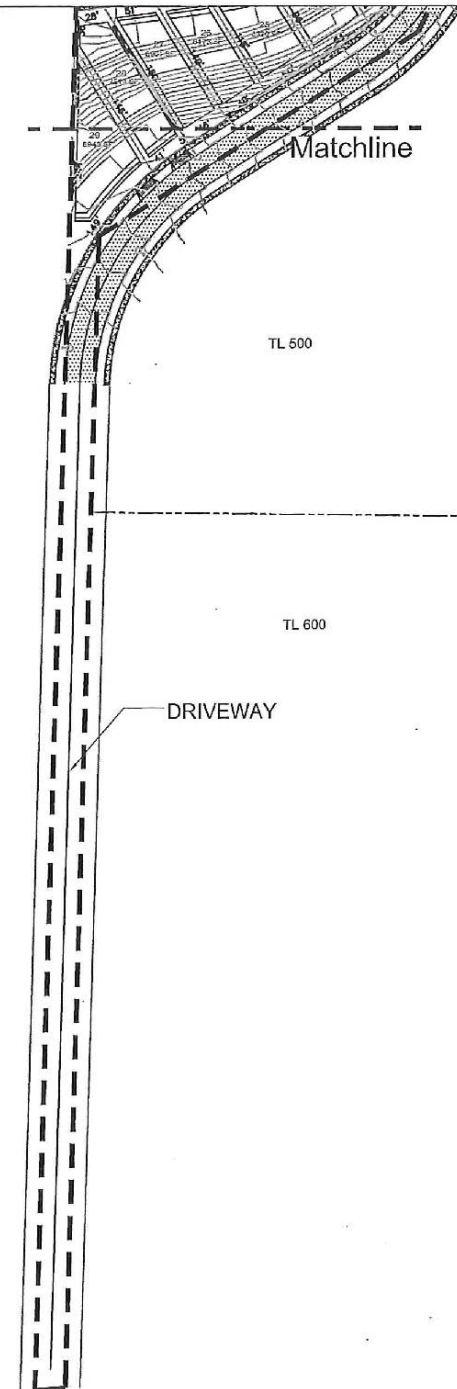
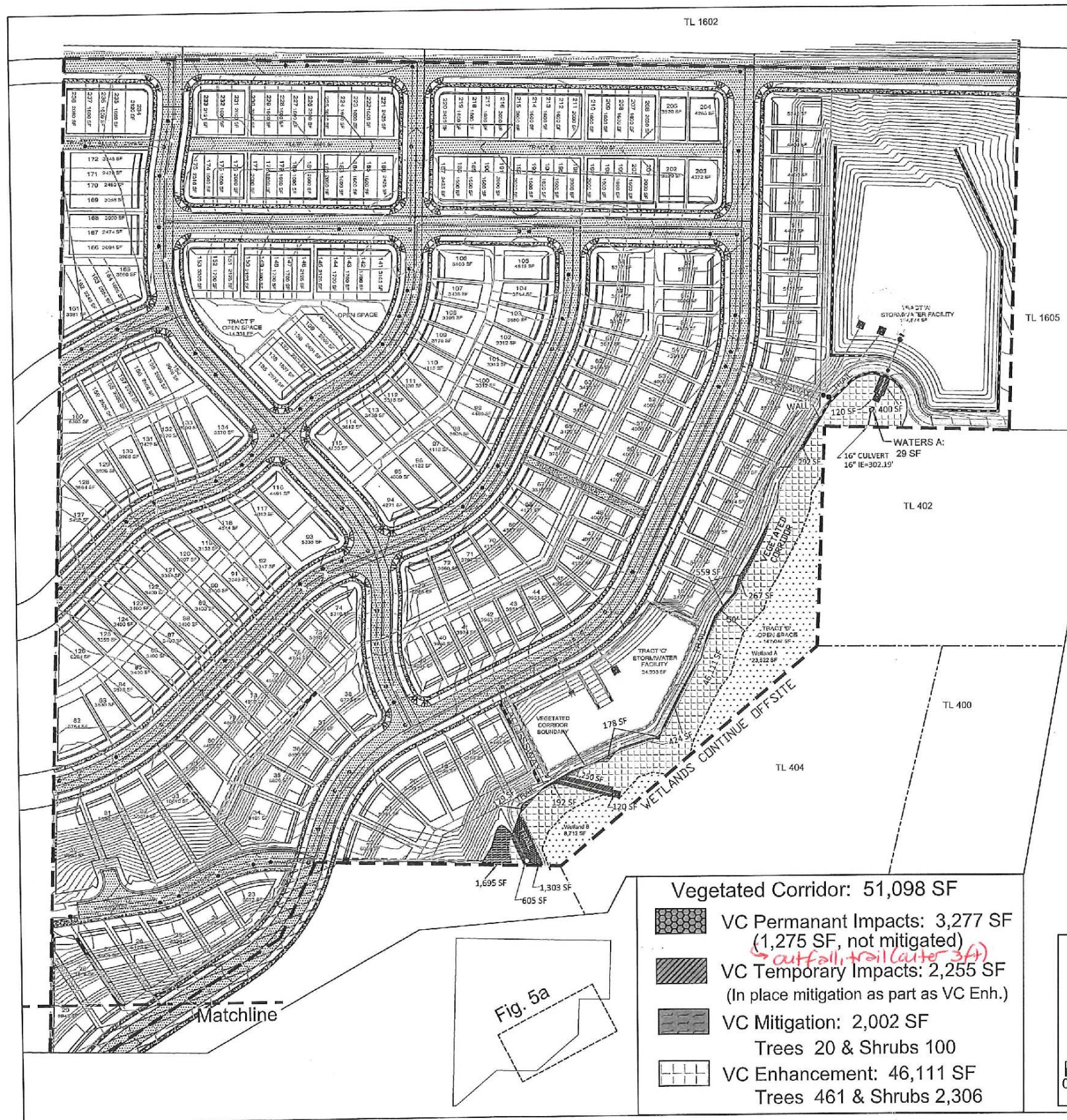
Environmental Science & Assessment, LLC

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

Existing Conditions Map
 Scholls Valley Heights
 Beaverton, Oregon

Base Map Source:	Pioneer Design Group
Modified By:	KR
Date:	1/17
Job:	13009
Rev:	8/17

Figure 3



Environmental Science & Assessment, LLC

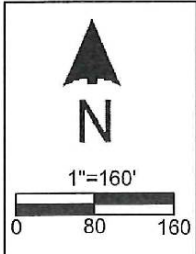
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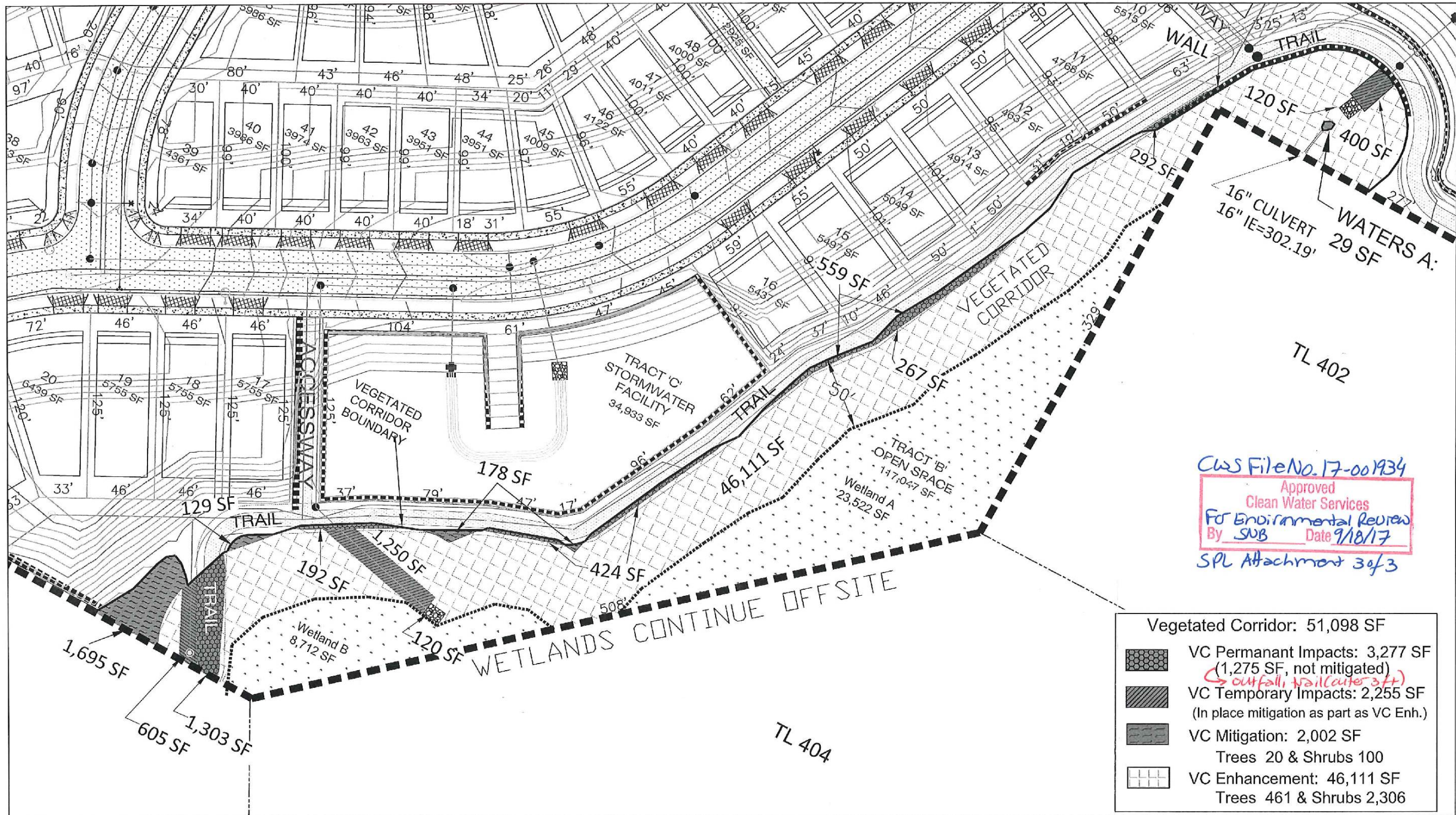
Site Plan
 Scholls Valley Heights
 Beaverton, Oregon

Base Map Source:	Pioneer Design Group
Modified By:	KR
Date:	1/17
Job:	13009
Rev:	8/17

Figure 5

CWS File No. 001934
 Approved
 Clean Water Services
 For Environmental Review
 By *SUB* Date *9/18/17*
 SPL Attachment 2 of 3





CWS File No. 17-001934
 Approved
 Clean Water Services
 For Environmental Review
 By SUB Date 9/18/17
 SPL Attachment 3 of 3

Vegetated Corridor: 51,098 SF	
	VC Permanent Impacts: 3,277 SF (1,275 SF, not mitigated) <i>outfalls, trail cutouts 3 ft</i>
	VC Temporary Impacts: 2,255 SF (In place mitigation as part as VC Enh.)
	VC Mitigation: 2,002 SF Trees 20 & Shrubs 100
	VC Enhancement: 46,111 SF Trees 461 & Shrubs 2,306

Environmental Science & Assessment, LLC

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

Site Plan
 Scholls Valley Heights
 Beaverton, Oregon

	Base Map Source:	Pioneer Design Group
	Modified By:	KR
	Date:	1/17
	Rev:	8/17
	Proj. #	13009

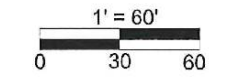
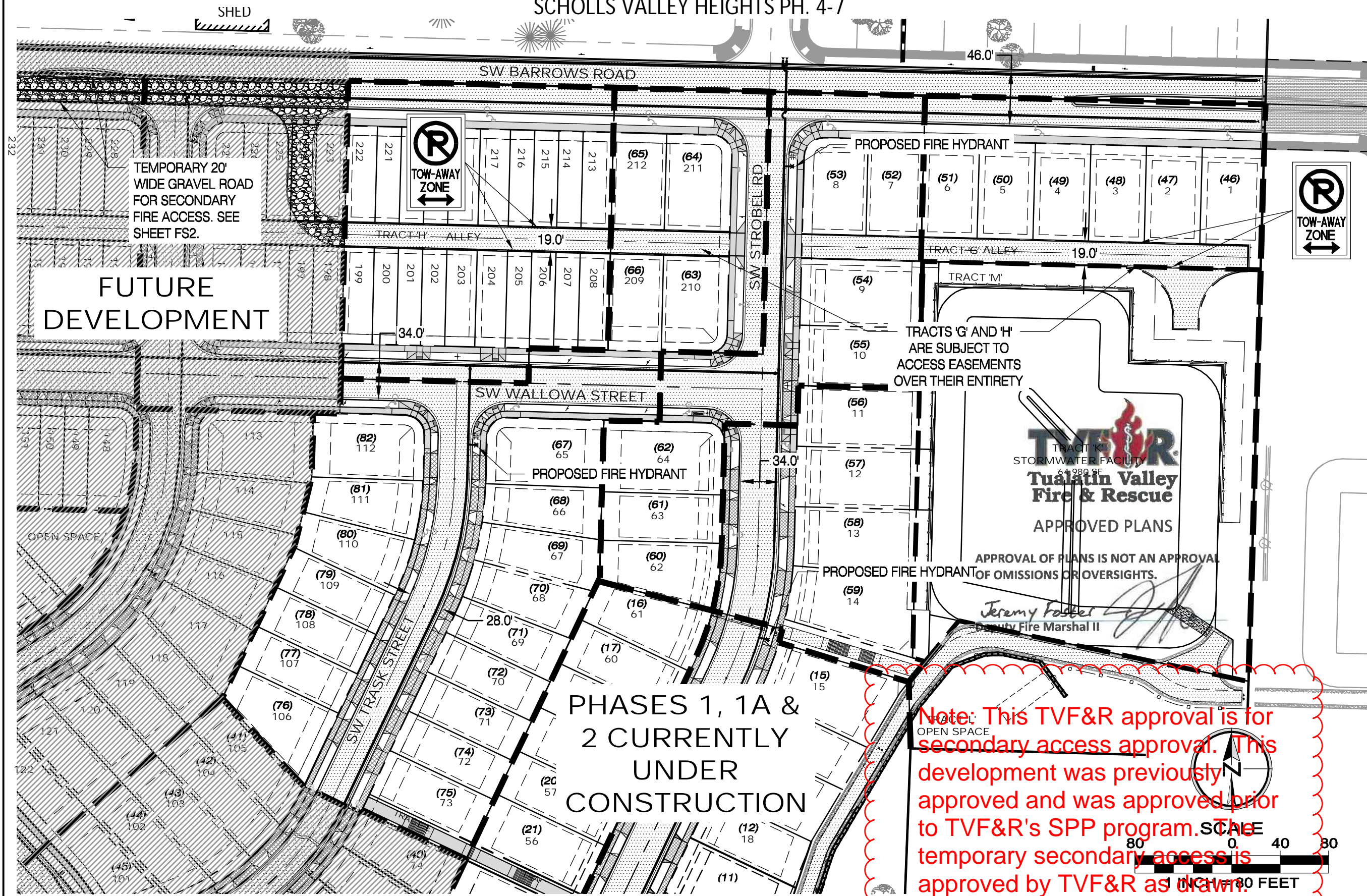


Figure 5a

Received
Planning Division
07/27/2023

FS1 PLAN

SCHOLLS VALLEY HEIGHTS PH. 4-7



TEMPORARY 20' WIDE GRAVEL ROAD FOR SECONDARY FIRE ACCESS. SEE SHEET FS2.

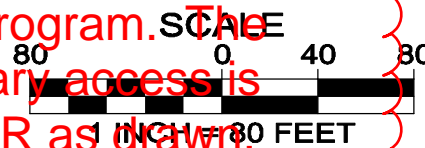
FUTURE DEVELOPMENT

PHASES 1, 1A & 2 CURRENTLY UNDER CONSTRUCTION

Note: This TVF&R approval is for secondary access approval. This development was previously approved and was approved prior to TVF&R's SPP program. The temporary secondary access is approved by TVF&R as drawn.
Revision Date 3/27/2022

Tualatin Valley Fire & Rescue
APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jeremy Foster
Deputy Fire Marshal II



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Designed by	JPB	Date	2/2022
Drawn by	JPB	Date	2/2022
Reviewed by	JPB	Date	2/2022
Project No.	332-001	REF.	
Horiz. Scale:	1"=100'		
Vert. Scale:	N/A		

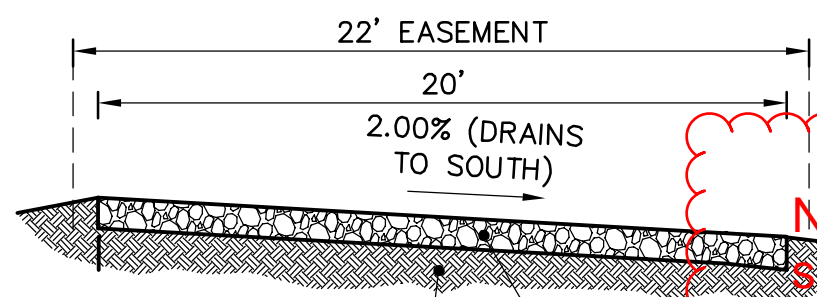
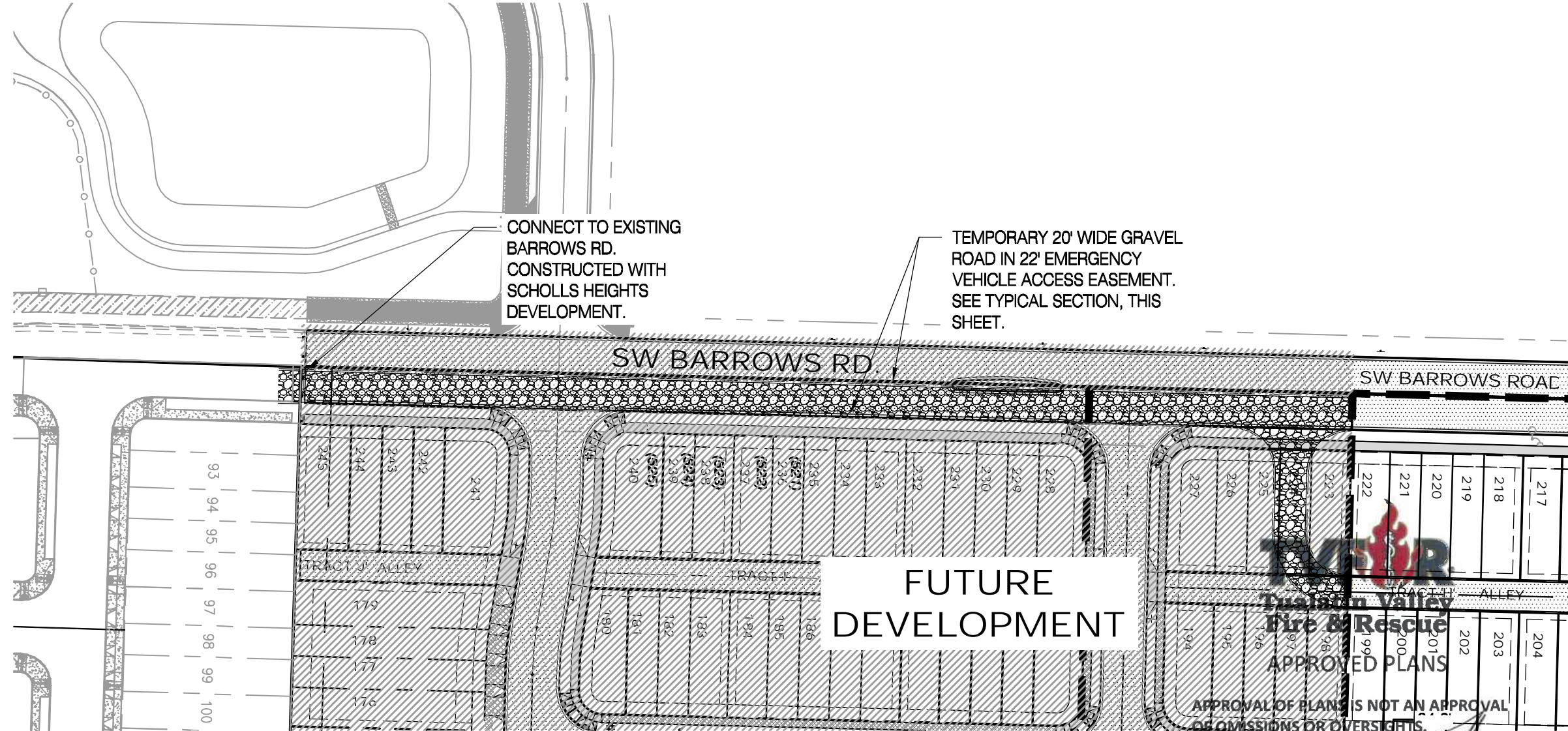
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Project
SCHOLLS VALLEY HEIGHTS
No.
332-001
Type
ENGINEERING
Sheet
FS1 of FS3

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FS2 PLAN

SCHOLLS VALLEY HEIGHTS PH. 4-7

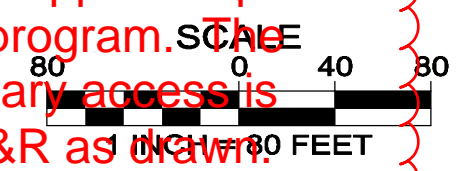


TEMPORARY FIRE ACCESS

N.T.S.

Jeremy Foster
Deputy Fire Marshal II

Note: This TVF&R approval is for secondary access approval. This development was previously approved and was approved prior to TVF&R's SPP program. The temporary secondary access is approved by TVF&R as drawn. Revision Date 3/27/2022



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Designed by	JPB	Date	2/2022
Drawn by	JPB	Date	2/2022
Reviewed by	JPB	Date	2/2022
Project No.	332-001	REF.	
Horiz. Scale:	1"=100'		
Vert. Scale:	N/A		

332-001_PHASES 4-7 FS1.DWG

Project
SCHOLLS VALLEY HEIGHTS

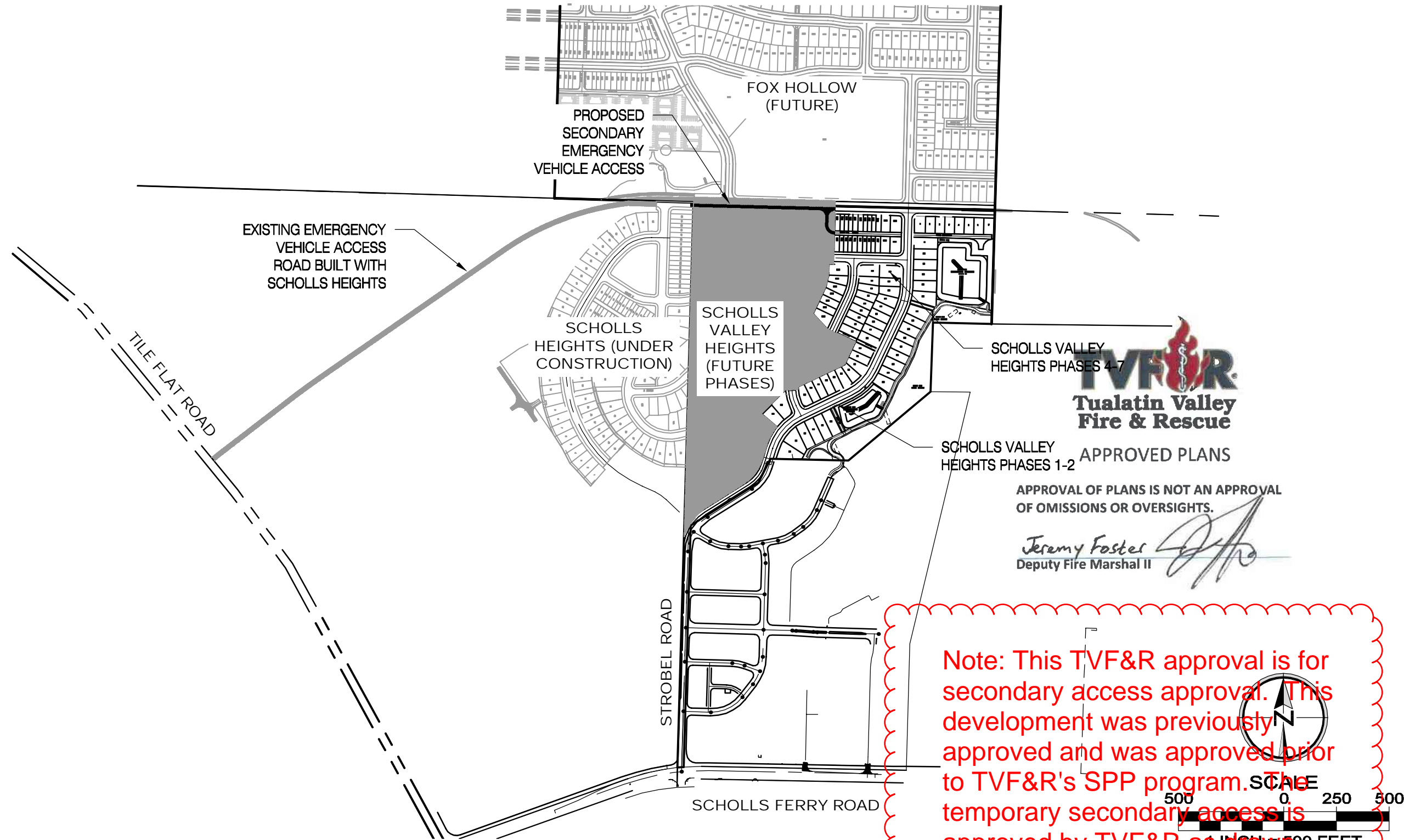
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332-001

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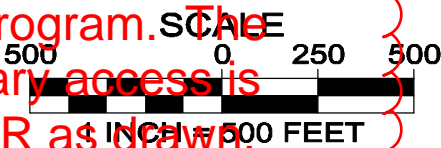
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FS2 of FS3

OVERALL ACCESS PLAN

SCHOLLS VALLEY HEIGHTS PH. 4-7



Note: This TVF&R approval is for secondary access approval. This development was previously approved and was approved prior to TVF&R's SPP program. The temporary secondary access is approved by TVF&R as drawn.
 Revision Date 3/27/2022



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Designed by	JPB	Date	2/2022
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Horiz. Scale:	1"=100'		
Vert. Scale:	N/A		

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Project
SCHOLLS VALLEY HEIGHTS

No.
332-001

Type
ENGINEERING

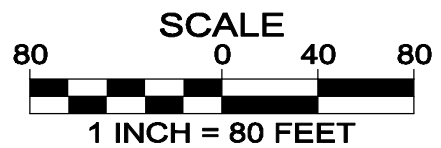
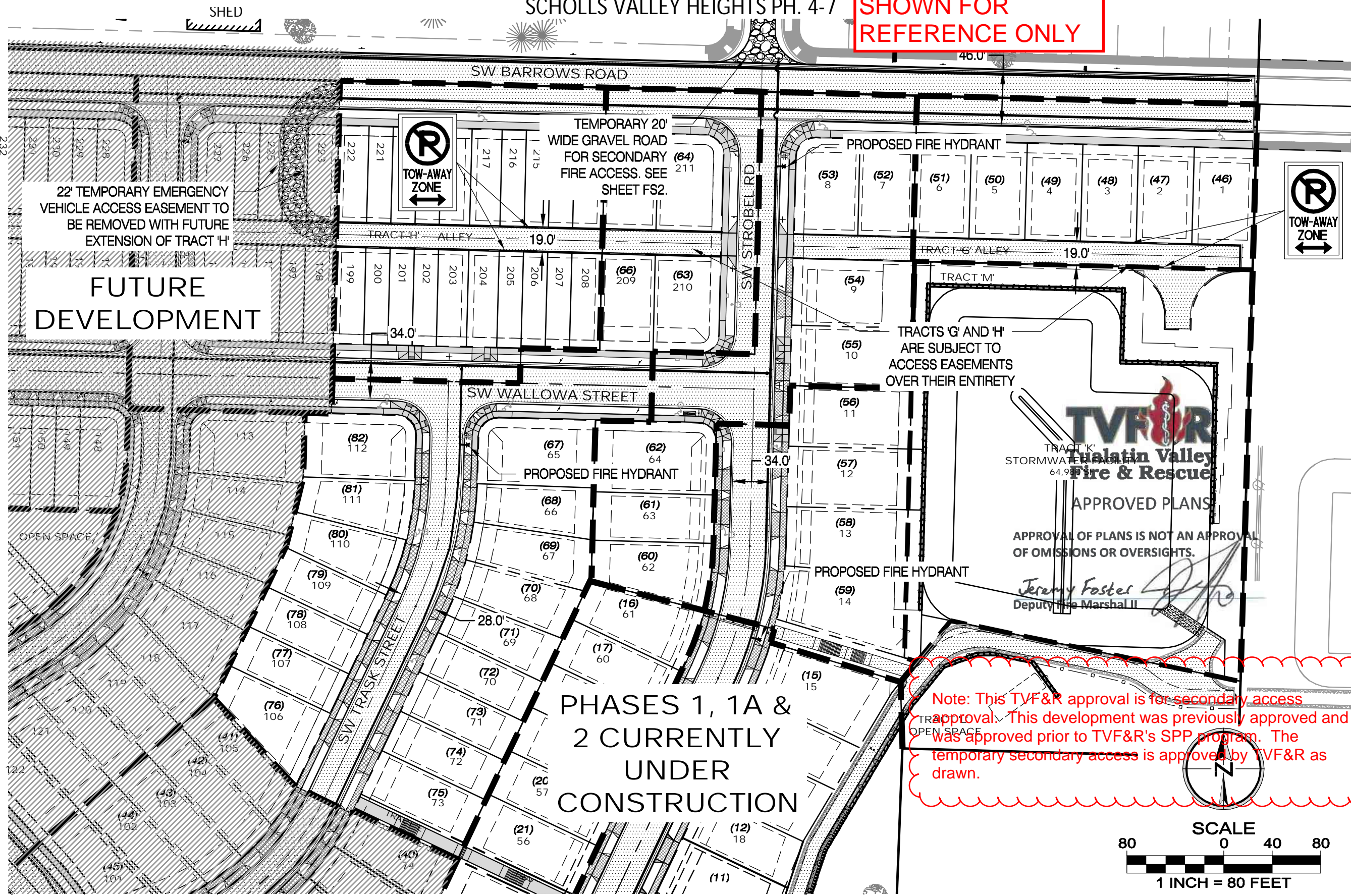
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FS3 of FS3

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FS1 PLAN

SCHOLLS VALLEY HEIGHTS PH. 4-7

PREVIOUS FIRE ACCESS PLAN - SHOWN FOR REFERENCE ONLY



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Designed by	JPB	Date	5/2021
Drawn by	JPB	Date	5/2021
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Project No.	332-001	REF.	
Horiz. Scale:	1"=100'		
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332-001_PHASES 4-7 FS1.DWG

Project
SCHOLLS VALLEY HEIGHTS

No.
332-001

Type
ENGINEERING

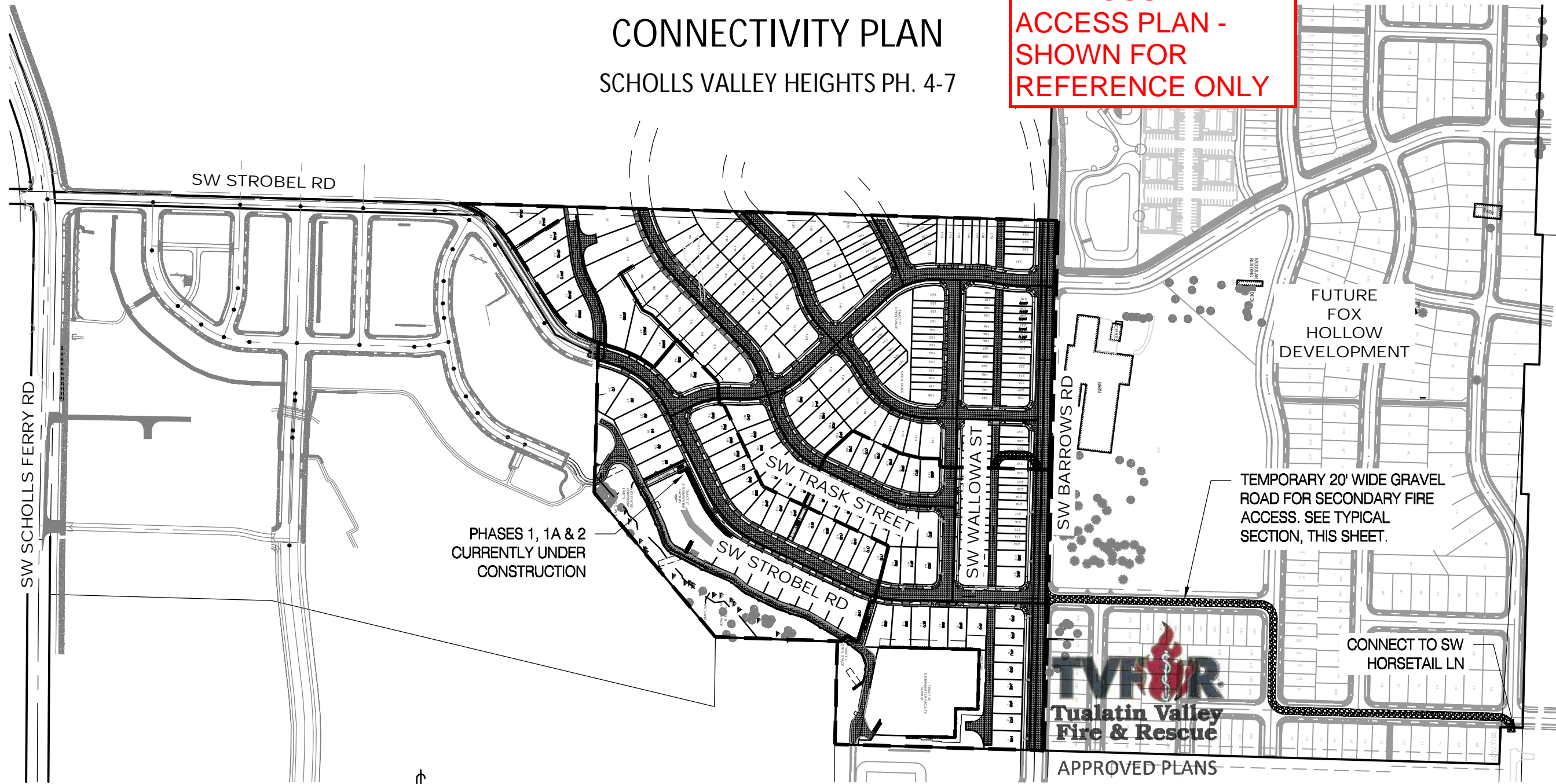
Sheet
FS1 of FS2

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CONNECTIVITY PLAN

SCHOLLS VALLEY HEIGHTS PH. 4-7

PREVIOUS FIRE ACCESS PLAN - SHOWN FOR REFERENCE ONLY

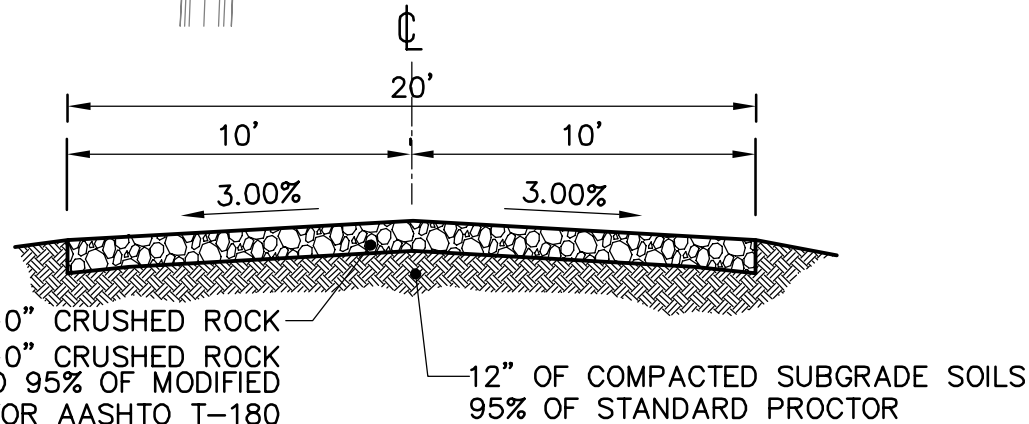
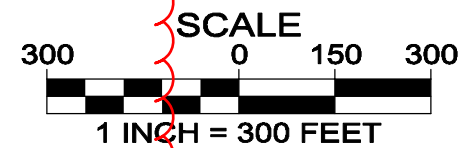
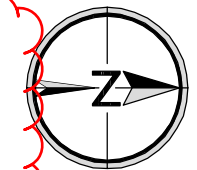


APPROVED PLANS

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

Jeremy Foster
Deputy Fire Marshal II

Note: This TVF&R approval is for secondary access approval. This development was previously approved and was approved prior to TVF&R's SPP program. The temporary secondary access is approved by TVF&R as drawn.



TEMPORARY FIRE ACCESS

N.T.S.

PIONEER DESIGN GROUP
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Designed by	JPB	Date	5/2021
Drawn by	JPB	Date	5/2021
Reviewed by	JPB	Date	5/2021
Project No.	332-001	REF.	
Horiz. Scale:	1"=100'		
Vert. Scale:	N/A		

332-001_PHASES 4-7 FS1.DWG

Project
SCHOLLS VALLEY HEIGHTS
No.
332-001
Type
ENGINEERING
Sheet

FS2 of FS2