



# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 24-001361

1. **Jurisdiction:** Beaverton

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

Tax lot ID(s): 1S116BD00800

**OR Site Address:** 13705 SW Farmington Rd.  
 City, State, Zip: Beaverton, OR, 97005  
 Nearest cross street: \_\_\_\_\_

3. **Owner Information**

Name: \_\_\_\_\_  
 Company: LL&F Investment CO  
 Address: 12062 SW Whistlers Loop  
 City, State, Zip: Tigard, OR, 97223  
 Phone/fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

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 \_\_\_\_\_

4. **Applicant Information**

Name: Bret Flory  
 Company: Bret Flory, NCARB  
 Address: 1255 W. 15th St., Suite 125  
 City, State, Zip: Plano, TX, 75075  
 Phone/fax: 214-300-5391  
 Email: ltermin@crossarchitects.com

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

Location and description of off-site work: \_\_\_\_\_

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

Constructing new building 5,760 sf as an expansion of the existing business for Caliber Collision located across the street.

**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 Bret Flory

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

Signature ONLINE SUBMITTAL

Date 6/19/2024

## 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 1 \_\_\_\_\_ 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 06/20/2024

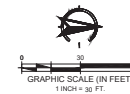
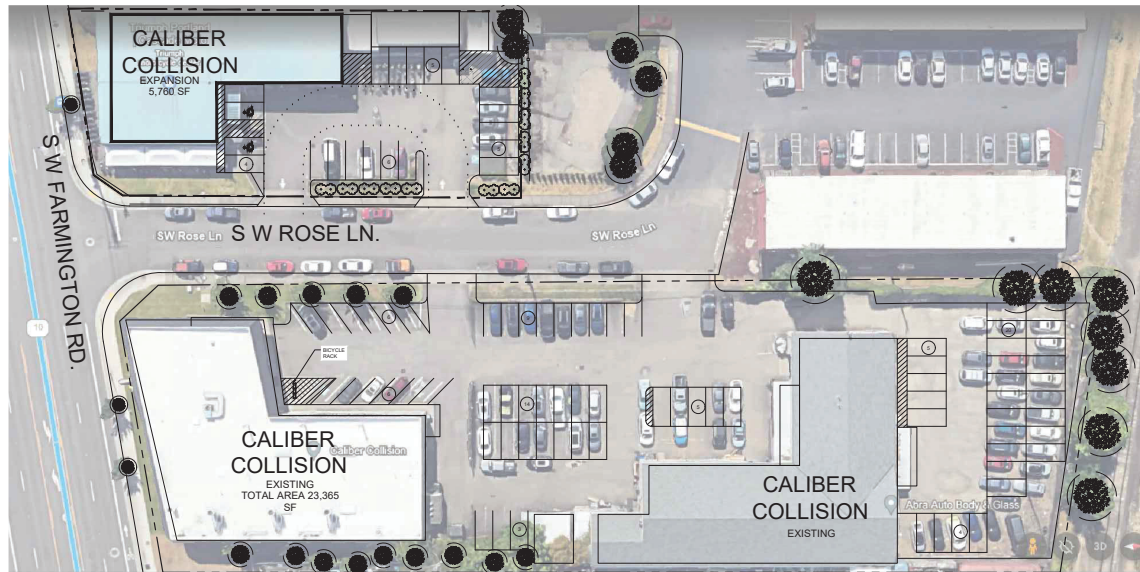
Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: **(503) 681-4439**

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

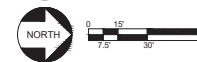
Approved by: Mila Gonzalez Lima  
06/20/2024 2:08:59 PM



SITE DATA	
EXISTING SQ. FT.	= 23,365 SQ. FT. ±
EXPANSION SQ. FT.	= 5,760 SQ. FT. ±
TOTAL BUILDING SQ. FT.	= 29,125 SQ. FT. ±
ACREAGE TOTAL	= .49
MAP NUMBER: 15116BD00800, 15116BD00600, 15116BD00500, 15116BD00500	
FLOOD ZONE 'X' (OUTSIDE 500 YEAR PLAIN)	
SETBACKS: FRONT: NONE SIDES: 10' ABUTTING LOT REAR: 20' NONE ABUTTING ST.	
PROPOSED HEIGHT	= EXTG.
MAX. HEIGHT	= 60'-0"
ZONING	GC (GENERAL COMMERCIAL)
USE	AUTO BODY PAINT REPAIR SHOP
WATER	(UTILITY DISTRICT)
SEWER	(UTILITY DISTRICT)
PARKING CALCULATIONS	
OFFICE @ 1:XXX REQ'D	= XX
SHOP @ 1:XXX REQ'D	= XX
CITY TOTAL REQUIRED	= XX
TOTAL PARKING SHOWN	= 92
BICYCLE CALCULATIONS	
SHORT TERM @ 1/5000	= 2
LONG TERM @ 1/5000	= 2
CITY TOTAL REQUIRED	= 4
TOTAL BICYCLE SHOWN	= 4



1 SITE PLAN  
1" = 30'-0"



**Bret**  
FLORY  
BRET FLORY, NCARB  
1913 GARDENGROVE COURT  
PLANO, TEXAS 75075  
PH: 972.467.9749

## CALIBER COLLISION

CONCEPTUAL SITE PLAN

BEAVERTON, OR

DRAWN: CVO PROJECT#: SCHEM DATE: 24.03.22

## Melissa Hernandez

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**From:** Foster, Jeremy L. <Jeremy.Foster@tvfr.com>  
**Sent:** Wednesday, September 4, 2024 11:27 AM  
**To:** Melissa Hernandez  
**Subject:** RE: 13705 SW Farmington Rd - Caliber Collision Expansion  
**Attachments:** 24.06.10.PSITE.CC.Beaverton OR SITE PLAN.pdf

Good morning Melissa-

Because there are no new buildings, additions, or modifications to the parking lot, no TVF&R service provider permit is required for this project. Please include this e-mail with your land use packet with the COB.

Thank you,

### Jeremy Foster | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1414

[www.tvfr.com](http://www.tvfr.com)

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**From:** Melissa Hernandez <MHernandez@crossarchitects.com>  
**Sent:** Wednesday, September 4, 2024 8:40 AM  
**To:** Foster, Jeremy L. <Jeremy.Foster@tvfr.com>  
**Subject:** 13705 SW Farmington Rd - Caliber Collision Expansion

\*\*\*The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe\*\*\*

Hi Jeremy,

Thank you for the call this morning. As discussed, attached is the site plan for your reference. The TVF&R Service Provider Letter Information is a requirement for the Conditional Application that we are submitting to the City. The CUP application is for the existing Auto Body Paint & Repair Shop at 3685 SW Farmington Rd, 4400 SW Rose Ln, 13655 SW Farmington Rd and for it's proposed expansion at 13705 SW Farmington Rd that will be used for additional production spaces and offices. This will be an interior finish-out and no changes to the existing building square footage/s and fire lane.

Thank You,



**Melissa Hernandez | Cross Architects, PLLC**

Office: 972.424.3325 Ext. 309

Direct : 972.214.2543

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1255 W. 15th St. Suite 125 Plano, TX 75075

