

Received
Planning Division
04/03/2023



February 07, 2023
Expires: February 07, 2025

WESTHILLS LAND DEVELOPMENT
3330 NW YEON AVE SUITE 200
PORTLAND OR 97210

**Re: CWS file 17-002438 Scholls Heights at South Cooper Mountain – Design Review 2
Modification (Tax map 2S20100 Tax lot 00100, 00200, 00101, 00201)**

Clean Water Services has reviewed the Service Provider Letter issued on September 11, 2017 and the amended Service Provider Letter and subsequent letters of consistency for file 17-002438. District staff has found the currently proposed modifications to 17 townhomes (attached) to be consistent with the existing Service Provider Letter. This approval does not include any modifications to the encroachment, enhancement, or mitigation requirements as outlined in the Service Provider Letter.

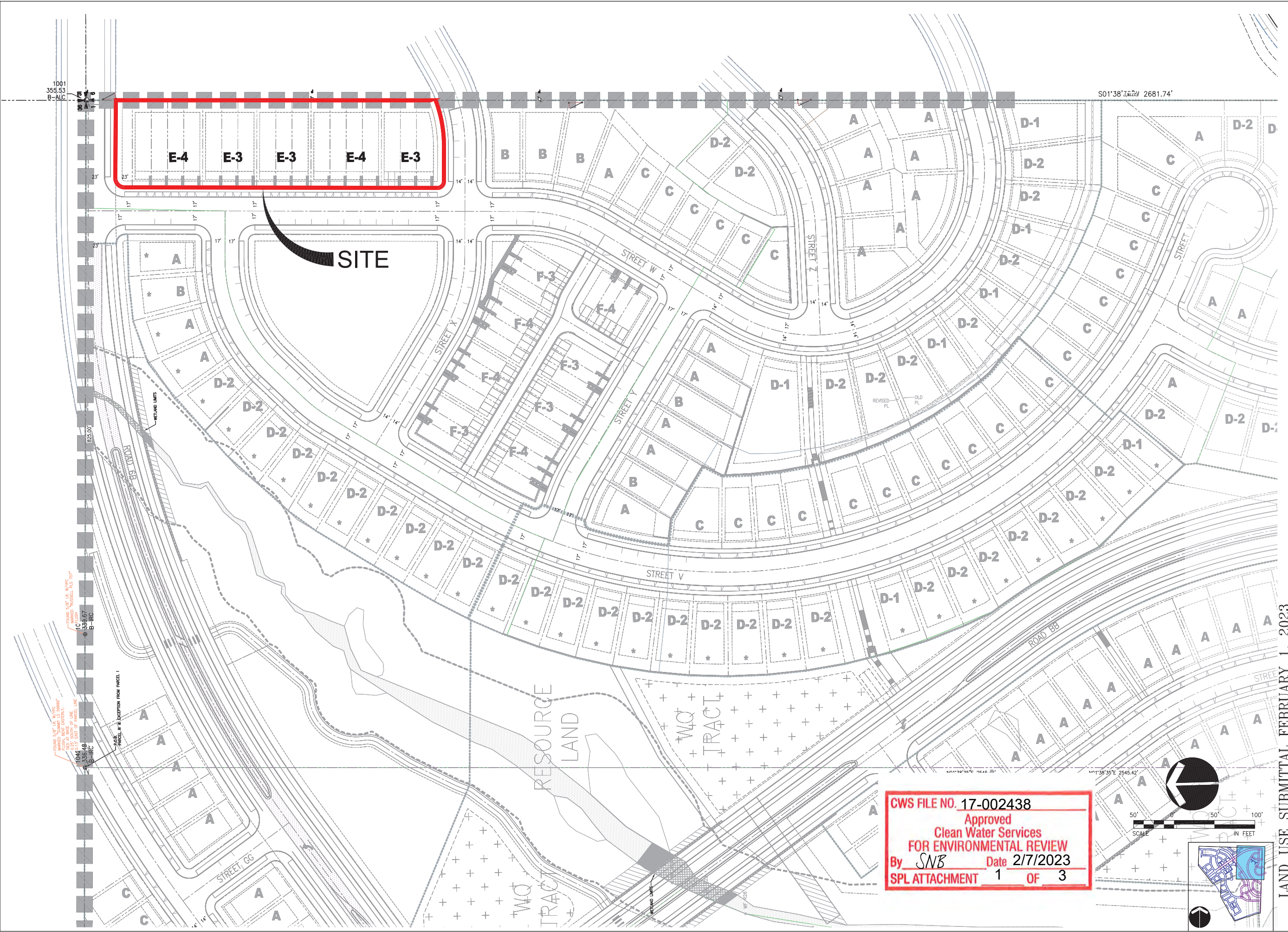
Sincerely,

A handwritten signature in cursive script that reads "Stacy Benjamin".

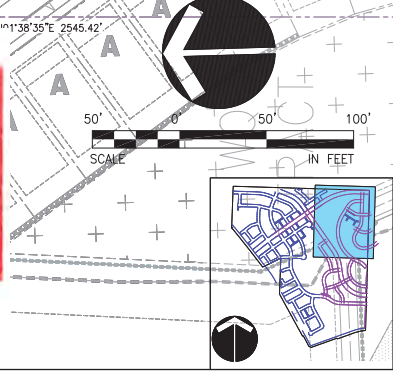
Stacy Benjamin
Environmental Plan Review

Attachments (3)

Plotfile: Jan 30, 2023 - 14:09pm - Information L:\Project\17100\21121\17104_CAD\DWG\DWG\171040303-171E_2.dwg Layout Name: P2.1 R



CWS FILE NO. 17-002438
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By *SNB* Date 2/7/2023
SPL ATTACHMENT 1 OF 3



NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date
BDS	CJB	MAP	MARCH 3, 2021

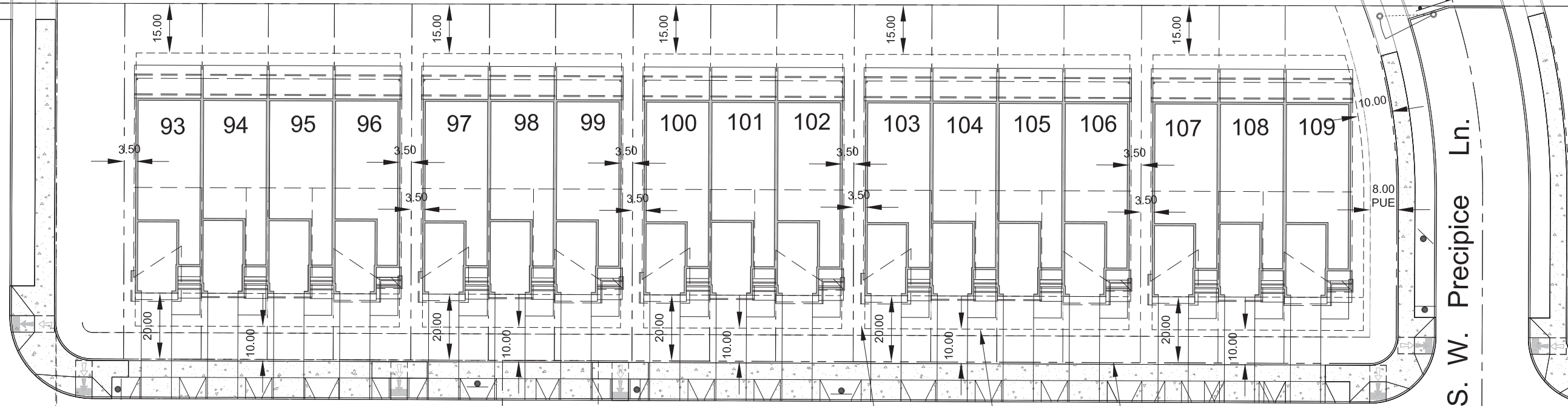


LAND USE SUBMITTAL FEBRUARY 1, 2023
SCHOLLS HEIGHTS AT SOUTH COOPER MOUNTAIN
BEAVERTON, OREGON
MODIFICATION OF A DECISION (CU/LD)
PRELIMINARY SITE LAYOUT & HOUSE TYPE PLAN

Datum: NGVD 29
Otak
Otak, Inc.
808 SW Third Avenue, Ste. 300
Portland, OR 97204
503.287.6625
www.otak.com
21121
Project No. Drawing Name
P2.1
Sheet No.
Sheet Number of
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Plotfile: Jan 30, 2023 - 12:52pm s:\mwf\otak L:\Project\211100\211121\04_CWS\Map\DWG\211100_SIT_Plan.dwg Layout: Name: P2.2 R

S. W. Barrows Rd.



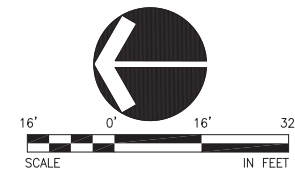
S. W. Trask St.

Typical landscape area Setback Property line

S. W. Precipice Ln.

LEGEND

- SITE _____
- RIGHT OF WAY _____
- CENTER LINE _____
- LOT LINE _____
- LOT NUMBER / NAME _____ 2
- EASEMENT LINE _____
- PROPOSED SPECIAL REAR YARD SETBACK (DECKS) _____
- STANDARD CURB _____
- PRELIMINARY SIGHT DISTANCE (25 MPH, 250' REQUIRED) _____
- VISION CLEARANCE TRIANGLES _____
- ON STREET PARKING SPACE _____



CWS FILE NO. 17-002438
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By SNB Date 2/7/2023
SPL ATTACHMENT 2 OF 3

NO.	DATE	BY	REVISION COMMENTS



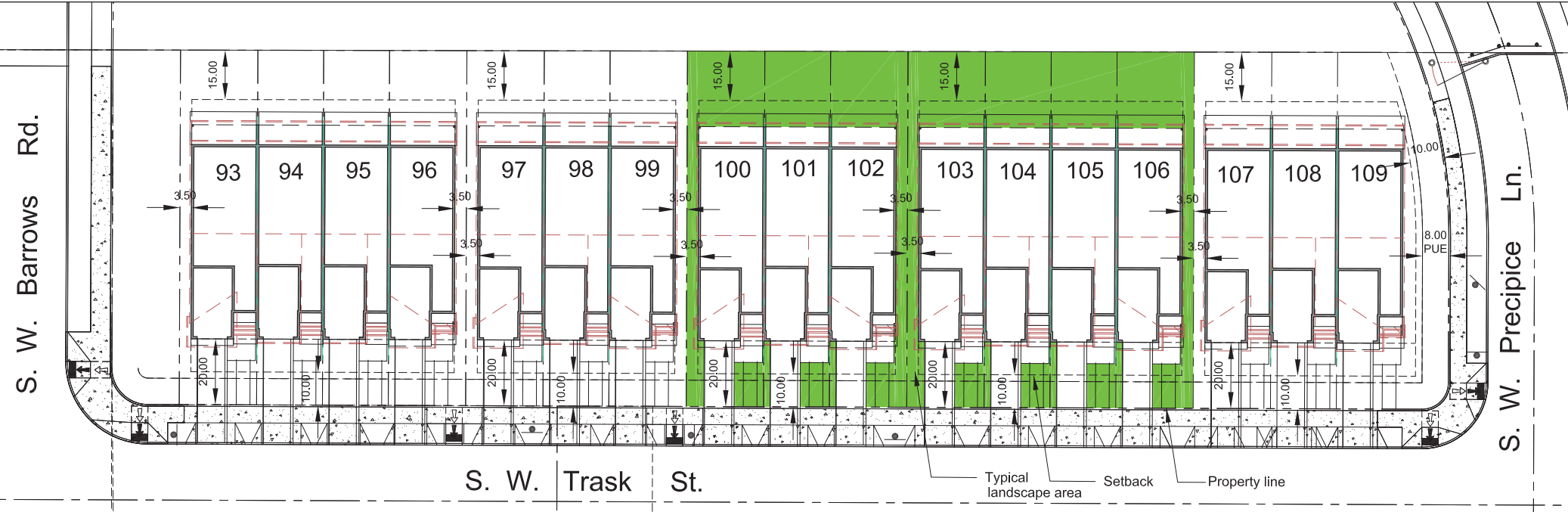
SCHOLLS HEIGHTS AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON
 MODIFICATION OF A DECISION (CU/LD)

Datum: NGVD 29
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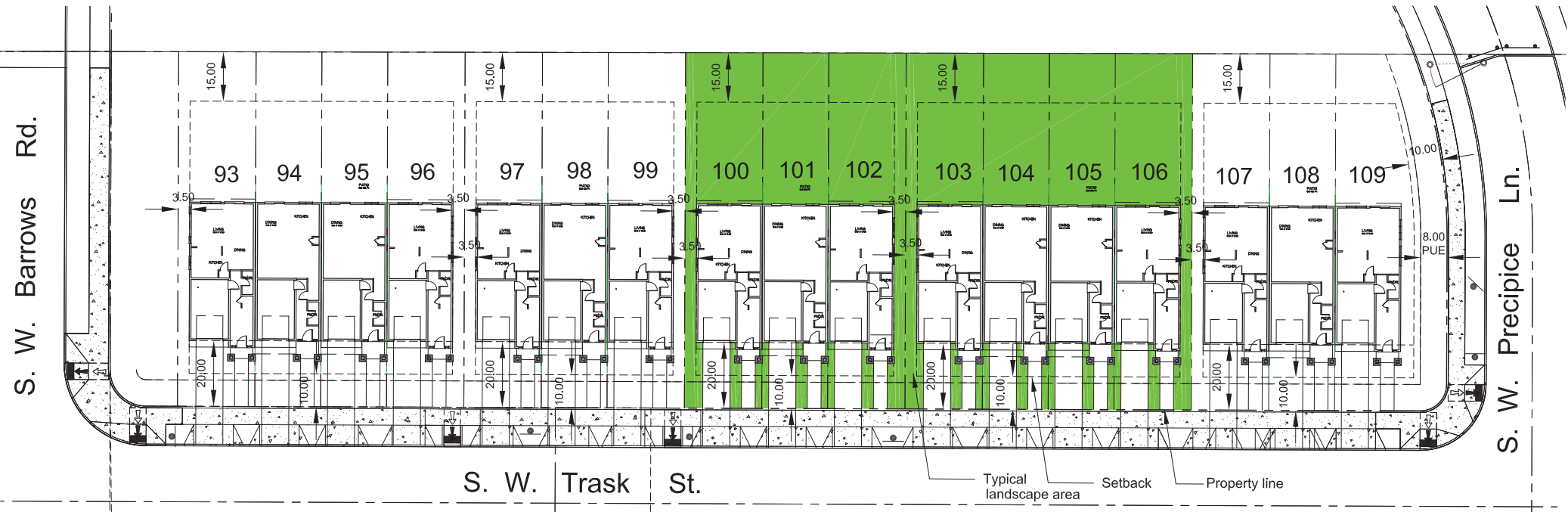
21121
 Project No. Drawing Name
 Sheet No. **P2.2**
 Sheet Number of _____
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LAND USE SUBMITTAL FEBRUARY 1, 2023

PRELIMINARY SITE PLAN



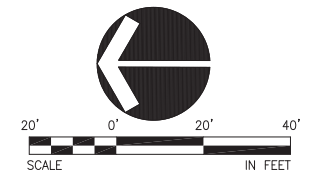
Typical Proposed Landscape Area Modifications



Typical Landscape Areas from Approved PUD

LEGEND

SITE	
RIGHT OF WAY	---
CENTER LINE	---
LOT LINE	---
LOT NUMBER / NAME	2
EASEMENT LINE	---
PROPOSED SPECIAL REAR YARD SETBACK (DECKS)	---
STANDARD CURB	---
PRELIMINARY SIGHT DISTANCE (25 MPH, 250' REQUIRED)	--- EYE --- OBJECT



Scholls Heights Townhomes Landscape Analysis

		Approved landscape area (s.f.)	Proposed landscape area (s.f.)	Proposed landscape area as a % of site area	Change in landscape area (s.f.)	Percentage change
4-plex	4-lot site area (s.f.)	9,405	3,246	34.5%	-1,718	-34.6%
	Interior lot area (s.f.)	2,159	618	28.6%	-471	-43.3%
	3-lot site area (s.f.)	7,234	2,616	36.2%	-1,288	-33.0%
	Interior lot area (s.f.)	2,159	618	28.6%	-471	-43.3%

CWS FILE NO. 17-002438
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *SNB* Date *2/7/2023*
 SPL ATTACHMENT **3** OF **3**

NO.	DATE	BY	REVISION COMMENTS

Design Drawn	Checked	Date
BDS	CUB	MAP



LAND USE SUBMITTAL FEBRUARY 1, 2023
SCHOLLS HEIGHTS AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON
 MODIFICATION OF A DECISION (CU/LD)
 COMPARATIVE LANDSCAPE PLAN

Datum: NGVD 29

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 503.287.6825
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21121
 Project No. Drawing No.
P2.3
 Sheet No.
 Sheet Number of _____
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Plotted: Jan 30, 2023 - 12:00pm s:\m\otak\l\Projects\21100\21121\104_CWS\Map\02.dwg User: jrb@otak.com