

Received
Planning Division
06/06/2024

EXHIBIT 3.8



SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. Jurisdiction: _____

2. Property Information (example: 1S234AB01400)
Tax lot ID(s): _____

OR Site Address: _____
City, State, Zip: _____
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: _____
Company: _____
Address: _____
City, State, Zip: _____
Phone/fax: _____
Email: _____

4. Applicant Information
Name: _____
Company: _____
Address: _____
City, State, Zip: _____
Phone/fax: _____
Email: _____

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: _____

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 _____ Print/type title _____
Signature ONLINE SUBMITTAL _____ Date _____

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 Chealsey Rosebrook _____ Date _____

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

Revised 2/2020

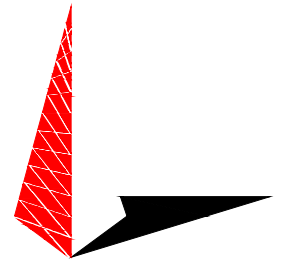
SITE NAME: BEAVERTON
 PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATIONS FACILITY
 TOWER TYPE: 80' MONOPINE
 SITE ADDRESS: 15995 WALKER RD. BEAVERTON, OR 97006 (WASHINGTON COUNTY)
 AREA OF CONSTRUCTION: 2,006 ± SQ. FT. (LEASE AREA)
 JURISDICTION: WASHINGTON COUNTY
 PARCEL #: 1N231CC90000



SITE NAME:
 BEAVERTON

15995 WALKER RD.
 BEAVERTON, OR 97006
 (WASHINGTON COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

PROJECT INFORMATION

LATITUDE N 45° 31' 04.53" (NAD '83) *
 LONGITUDE W 122° 50' 25.01" (NAD '83) *
 GROUND ELEVATION 210.8" (NAVD '88) *

* INFORMATION PROVIDED BY AMBIT CONSULTING IN THE FORM OF A SURVEY, DATED SEPTEMBER 6, 2023.

SITE COORDINATES

CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING
 (800) 922-1987
 EMERGENCY:
 CALL 911



Know what's below.
 Call before you dig.

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE (2019 EDITION)
2. INTERNATIONAL CODE COUNCIL ANSITIA/EIA-222-H
4. NATIONAL ELECTRIC CODE (2020 EDITION)
5. LOCAL BUILDING CODE
6. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED APPURTENANCES ON A PROPOSED MONOPINE TOWER, FENCED COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR SEWER IS REQUIRED.

1. FACILITY DESIGNED IN ACCORDANCE WITH WASHINGTON COUNTY REGULATIONS.
2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION & NOTES

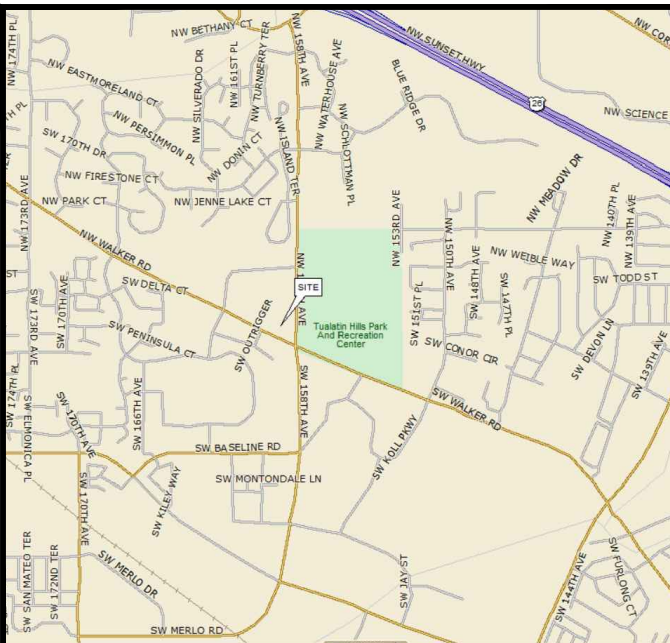
REV	DATE	ISSUED FOR:
3	09-12-23	ZONING
2	06-12-23	ZONING
1	05-16-23	ZONING
0	04-28-23	ZONING

DRAWN BY: RSR CHECKED BY: KE5

SEAL:

SEAL:

SHEET NUMBER: T-1	REVISION: 3 TEP#:331051.397419
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LOCATION MAP

FROM PORTLAND INTERNATIONAL AIRPORT: HEAD NORTHWEST ON NE AIRPORT WAY. TURN LEFT. TURN RIGHT TOWARD NE AIRPORT WAY. SLIGHT LEFT ONTO NE AIRPORT WAY. MERGE ONTO I-205 S. TAKE EXIT 21B TO MERGE ONTO I-84 W/US-30 W TOWARD PORTLAND. USE THE LEFT 2 LANES TO TAKE THE EXIT TOWARD I-5 S. USE ANY LANE TO MERGE ONTO I-5 S THE RAMP TO SALEM. USE THE LEFT 2 LANES TO TAKE THE I-405 EXIT TOWER US-26/BEAVERTON. CONTINUE ONTO I-405N. TAKE EXIT 1D FOR U.S. 26 W. CONTINUE ONTO US-26 W TAKE EXIT 67 FOR MURRAY BLVD. TURN LEFT ONTO NW MURRAY BLVD. TURN RIGHT ONTO WALKER RD. SITE WILL BE ON THE RIGHT.

DRIVING DIRECTIONS

SITE CONSTRUCTION MANAGER:

NAME: WIBLUE, INC.
 CONTACT: COREY BONNER
 PHONE: (986) 206-7071

UTILITIES:

POWER COMPANY: T.B.D.
 ADDRESS:
 METER # NEAR SITE:

SITE APPLICANT:

NAME: ATLAS TOWER 1, LLC
 ADDRESS: 3002 BLUFF STREET SUITE 300
 CITY, STATE, ZIP: BOULDER, CO 80301
 CONTACT: CORNELIUS WHITEHEAD
 PHONE: (303) 448-8896

ORIGINAL SURVEYOR:

NAME: AMBIT CONSULTING
 ADDRESS: 1229 CORNWALL AVE, SUITE 301
 CITY, STATE, ZIP: BELLINGHAM, WA 98225
 PHONE: (480) 659-4072

CIVIL ENGINEER:

NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603-3530
 CONTACT: ANDREW T. HALDANE, P.E.
 PHONE: (919) 661-6351

ELECTRICAL ENGINEER:

NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 326 TRYON ROAD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: MARK S. QUAKENBUSH, P.E.
 PHONE: (919) 661-6351

PROPERTY OWNER:

NAME: FRED MEYER
 ADDRESS: 15995 WALKER RD.
 CITY, STATE, ZIP: BEAVERTON, OR 97006

CONTACT INFORMATION

INDEX OF SHEETS

LEGEND

- PARENT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ⊙ EXIST. UTILITY POLE
- ⊞ EXIST. TELCO PEDESTAL
- ⊞ EXIST. POWER METER
- ⊞ EXIST. TRANSFORMER
- ⊙ PROPERTY CORNER
- LEASE/EASEMENT CORNER
- - - 200 - - - EXIST. CONTOUR LINE
- ▨ EDGE OF PAVEMENT
- - - OHW - - - OVERHEAD WIRE
- - - WP - - - WATER PIPE
- - - UGF - - - UNDERGROUND FIBER
- - - UGG - - - UNDERGROUND GAS
- - - R/W - - - RIGHT-OF-WAY
- - - X - - - CHAIN LINK FENCE
- ~ EXISTING TREE LINE
- ~ PROPOSED TREE LINE
- ⊙ FIRE HYDRANT
- ⊙ EXIST. LIGHT POLE
- ⊙ WATER VALVE

SITE COORDINATES

LATITUDE: N 45° 31' 04.53" (NAD '83)
 LONGITUDE: W 122° 50' 25.01" (NAD '83)
 ELEVATION: 210.8' (NAVD '88)

TOWER SETBACKS

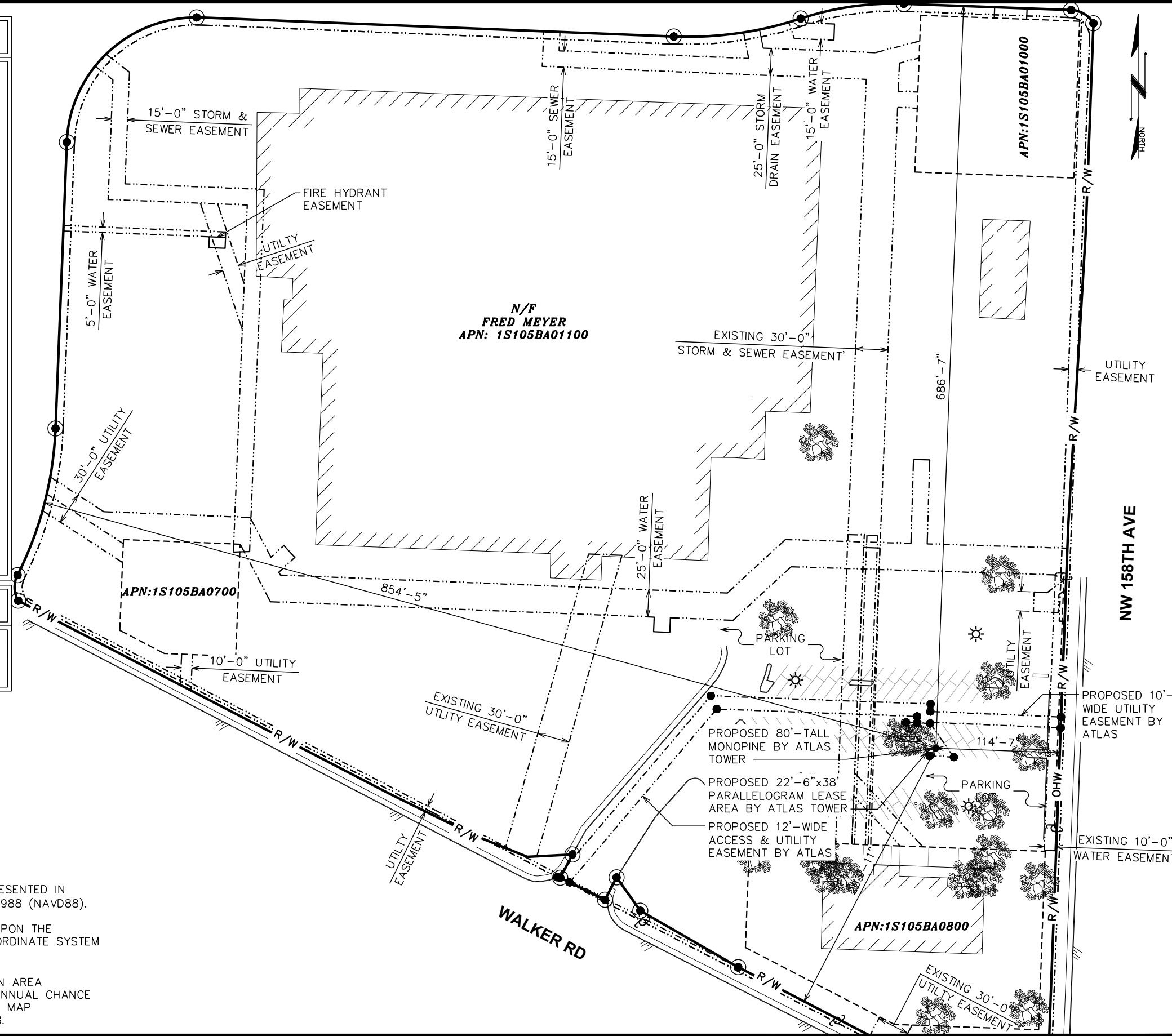
PROPERTY LINE	DISTANCE
NORTH	686'-7"±
EAST	114'-7"±
SOUTH	263'-11"±
WEST	854'-5"±

NOTES:

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. BEARING SHOWN HEREON ARE BASED UPON THE OREGON ZONE NORTH STATE PLANE COORDINATE SYSTEM (NAD83(2011)).
3. THE TOWER IS LOCATED IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAP 41067C0364F, DATED OCTOBER 19, 2008.

AREA PLAN

SCALE: 1" = 200'



PROJECT INFORMATION:
BEAVERTON
 15995 WALKER RD.
 BEAVERTON, OR 97006
 (WASHINGTON COUNTY)

PLANS PREPARED FOR:

 Office: (888) 609-9596

PLANS PREPARED FOR:

 3002 BLUFF ST, SUITE 300
 BOULDER, CO 80302
 Office: (888) 609-9596

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

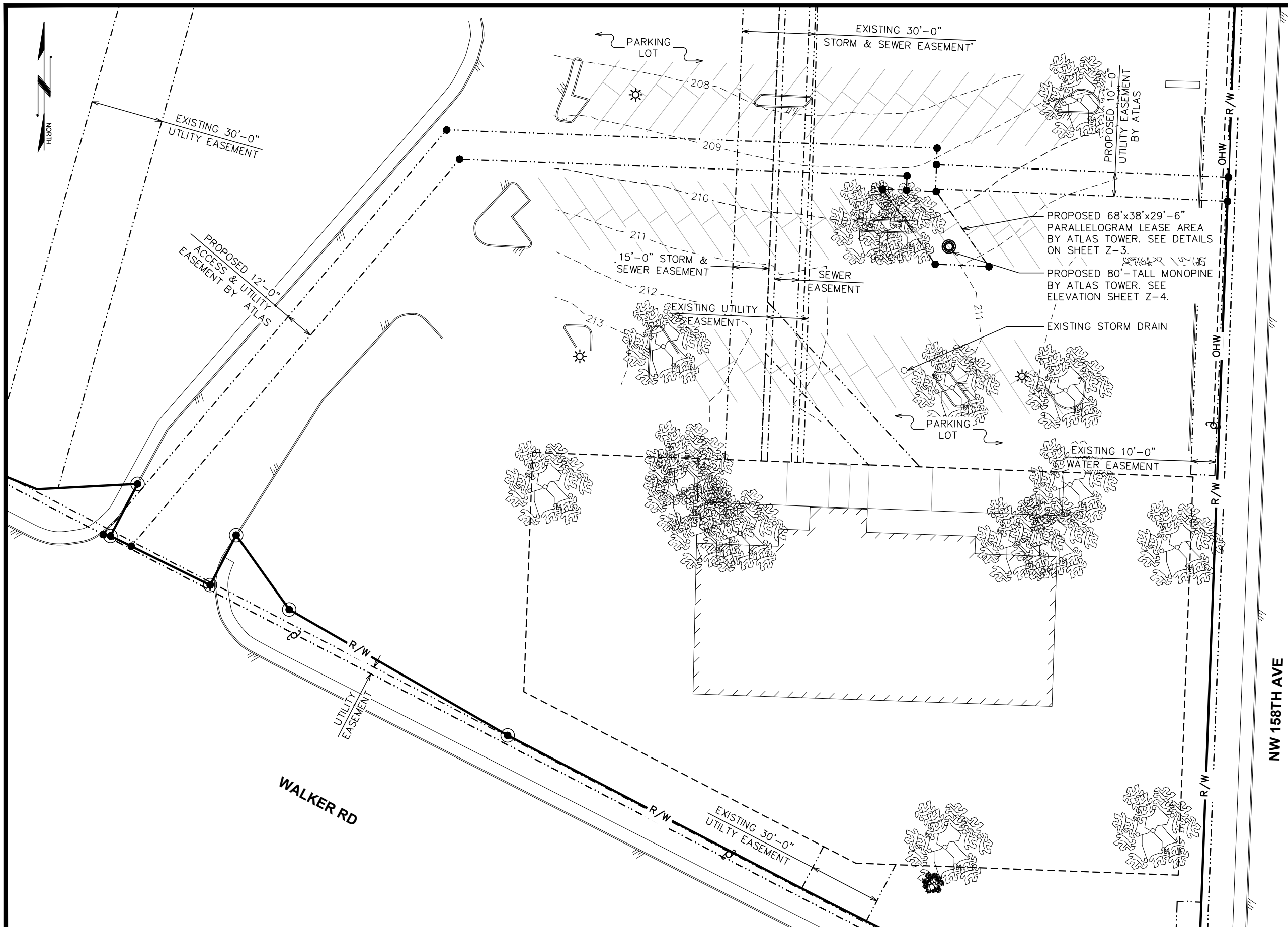
SEAL:

REV	DATE	ISSUED FOR:
3	09-12-23	ZONING
2	06-12-23	ZONING
1	05-16-23	ZONING
0	04-28-23	ZONING

DRAWN BY: RSR | CHECKED BY: KE5

SHEET TITLE:
AREA PLAN


SHEET NUMBER: **Z-1** | REVISION: **3**
 TEP#: 331051.397419

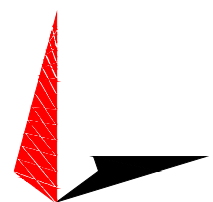



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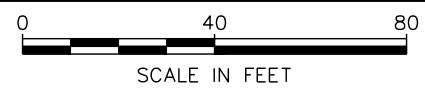
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1	05-16-23	ZONING
0	04-28-23	ZONING
REV	DATE	ISSUED FOR:

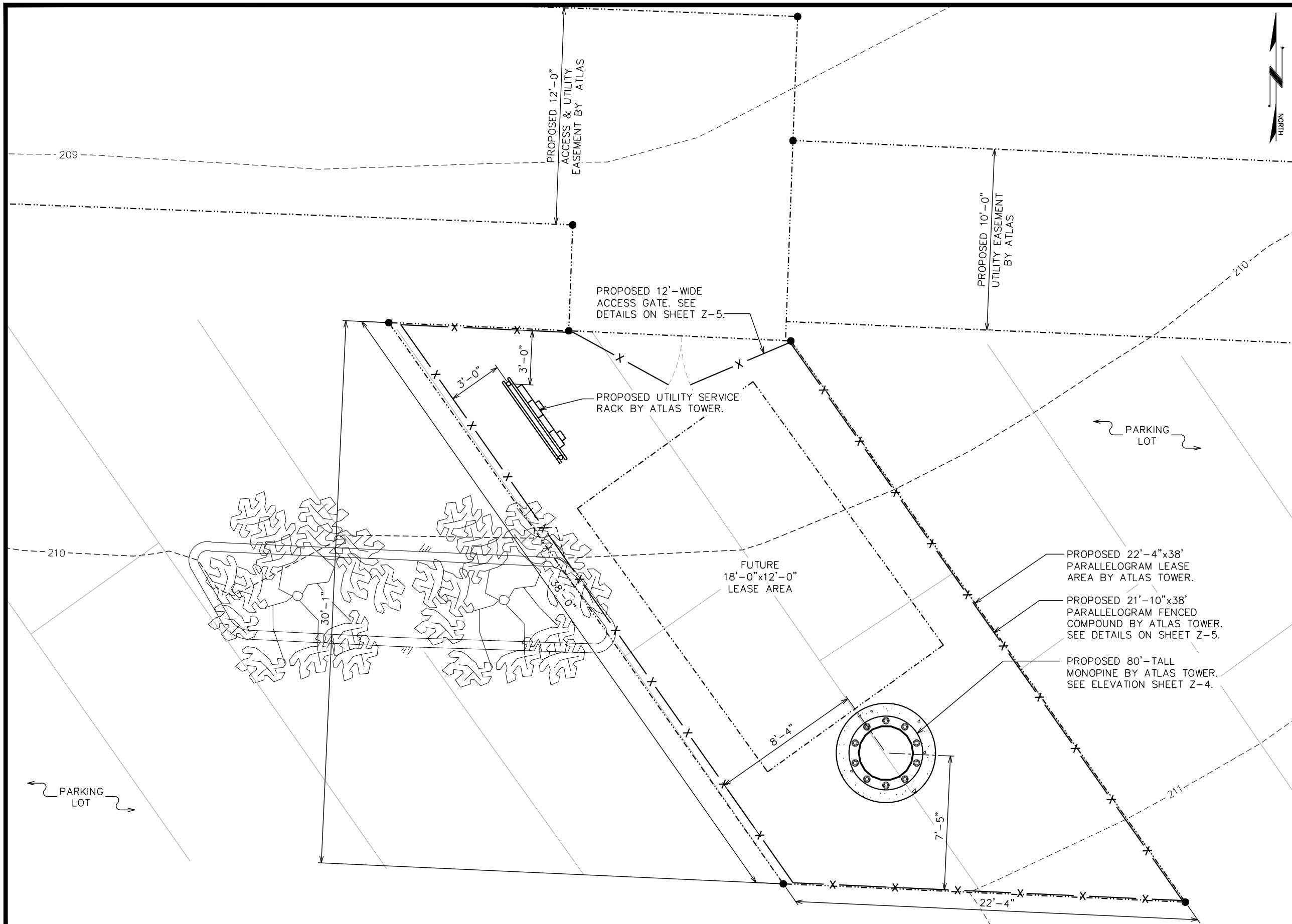
DRAWN BY: RSR | CHECKED BY: KES

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **Z-2** | REVISION: **3**
 TEP#: 331051.397419

SITE PLAN
 SCALE: 1" = 40'




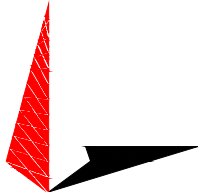



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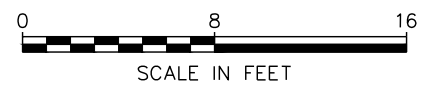
SHEET TITLE:
**COMPOUND
 DETAIL**

SHEET NUMBER:
Z-3

REVISION:
3
 TEP#:331051.397419

COMPOUND DETAIL

SCALE: 1/8" = 1'-0"



84'-0"±
T/LIGHTNING ROD

80'-0"±
T/TOWER

75'-0"±
Q/ FUTURE ANTENNAS

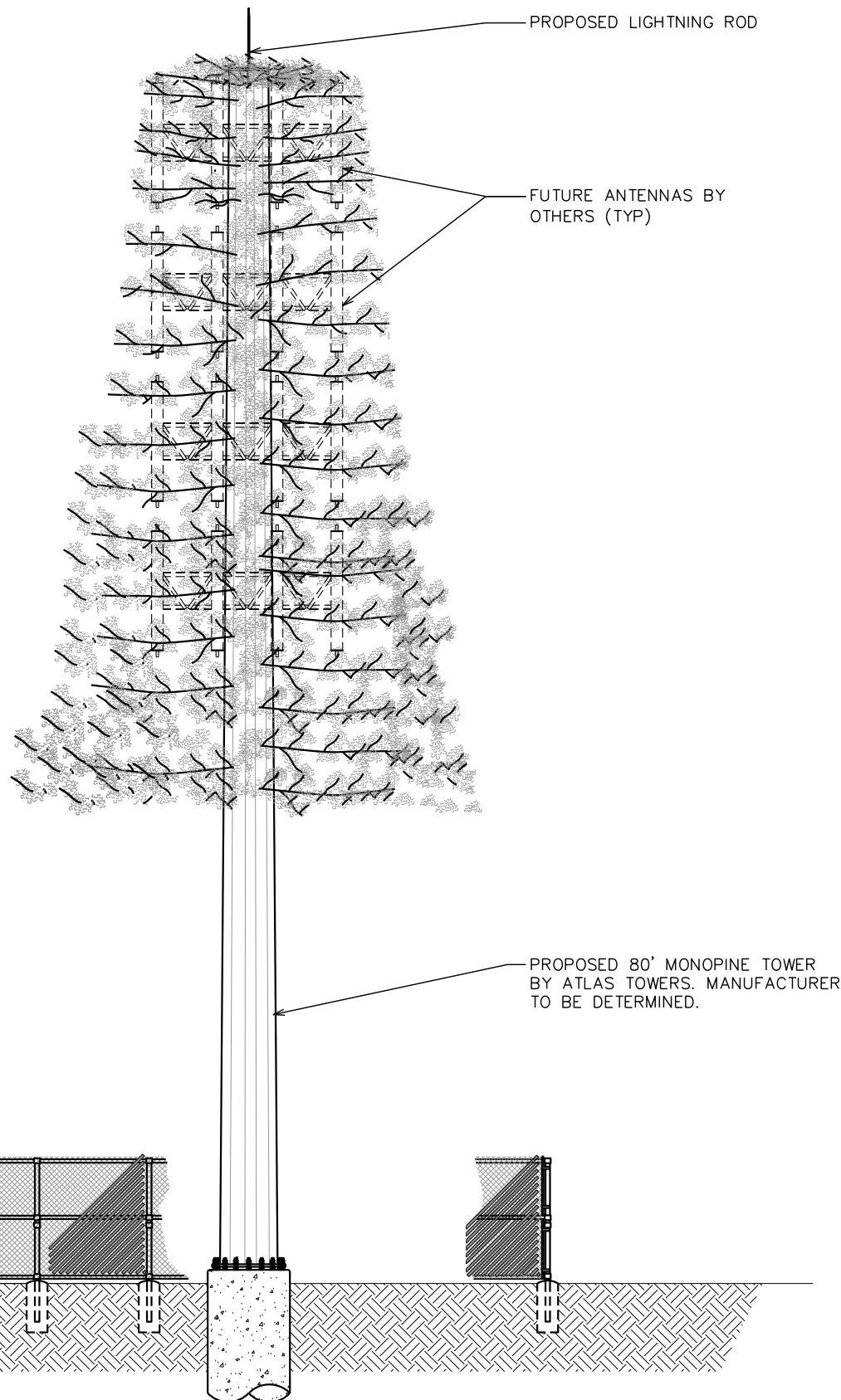
65'-0"±
Q/ FUTURE ANTENNAS

55'-0"±
Q/ FUTURE ANTENNAS

45'-0"±
Q/ FUTURE ANTENNAS

30'-0"±
B/ BRANCHES

0'-0" (REF)
T/ BASEPLATE



NOTES:

1. TOWER TO BE DISGUISED AS FAUX EVERGREEN TREE.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX ROUTED UP TOWER USING WAVEGUIDE LADDER.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

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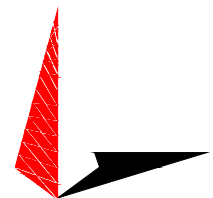
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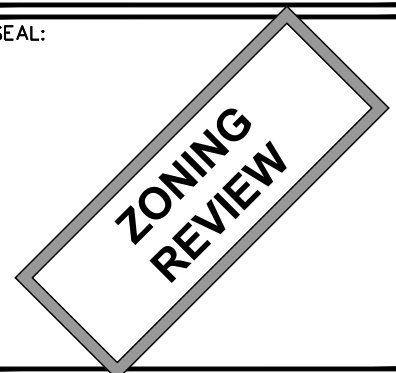
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DRAWN BY: RSR CHECKED BY: KES

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:

Z-4

REVISION:

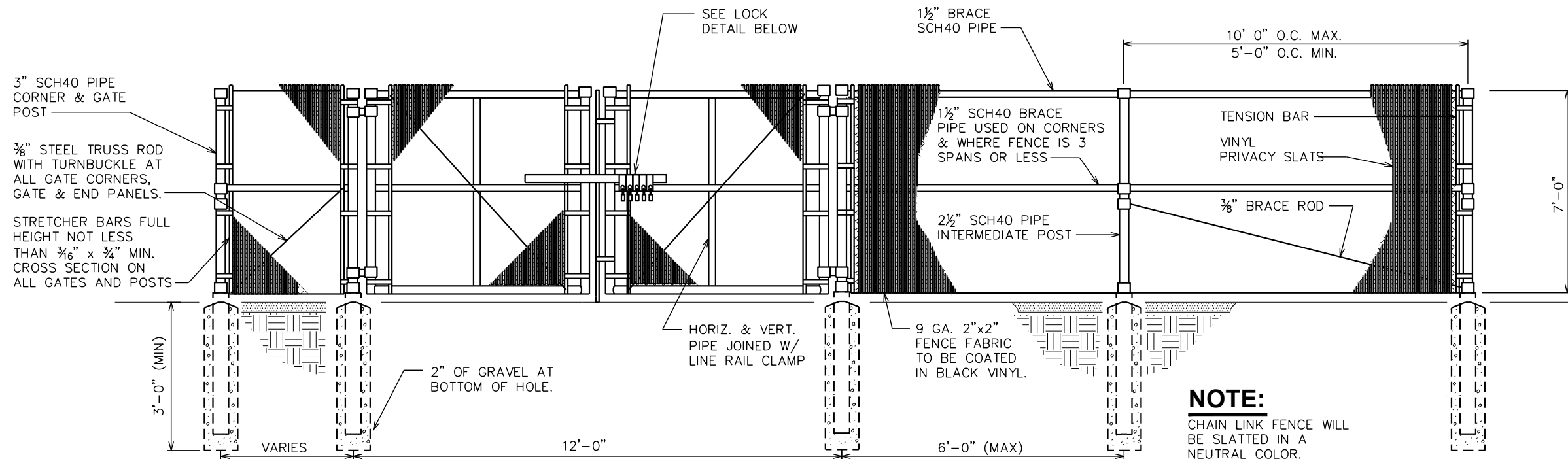
3

TEP#:331051.397419

TOWER ELEVATION

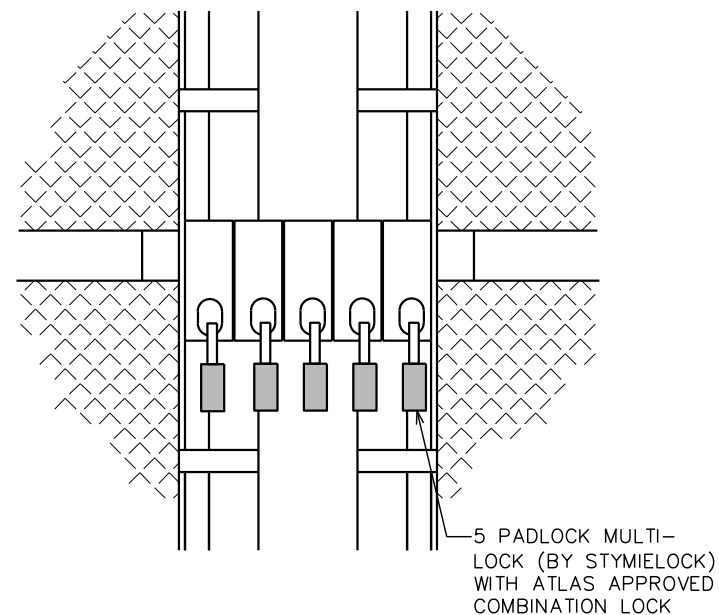
SCALE: 3/32" = 1'-0"





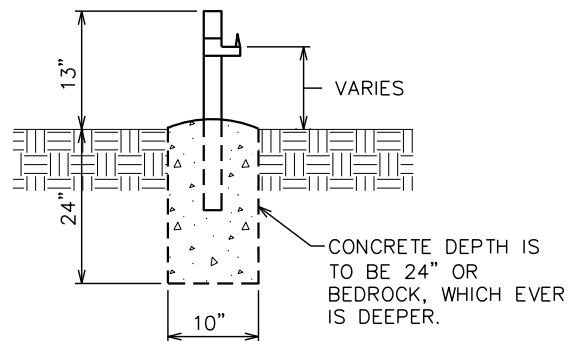
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



GATE LOCK DETAIL

SCALE: N.T.S.

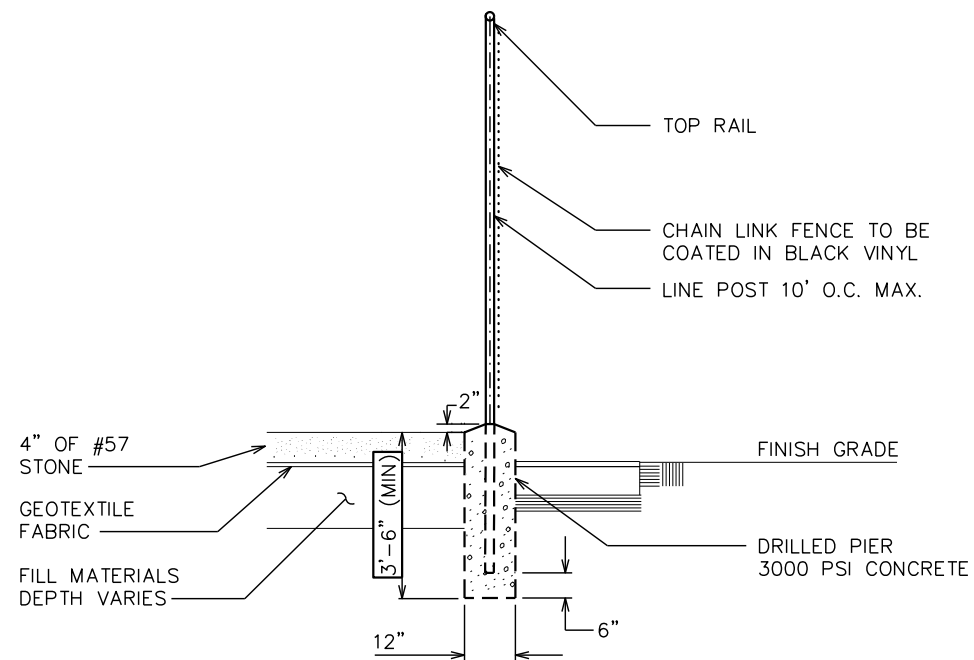


GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

NOTE:

WASHINGTON COUNTY
FROST DEPTH IS 12"



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

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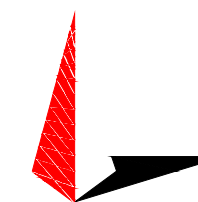
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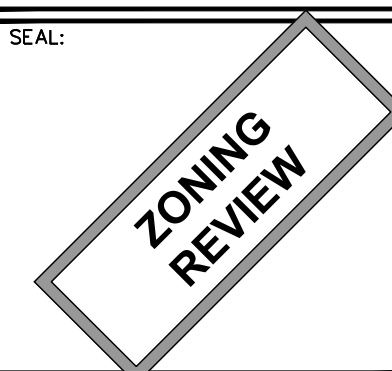
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SHEET TITLE:

FENCE DETAILS

SHEET NUMBER:

Z-5

REVISION:

3

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