

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: _____

3. Owner Information

Name: _____
Company: _____
Address: _____
City, State, Zip: _____
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: _____
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.**

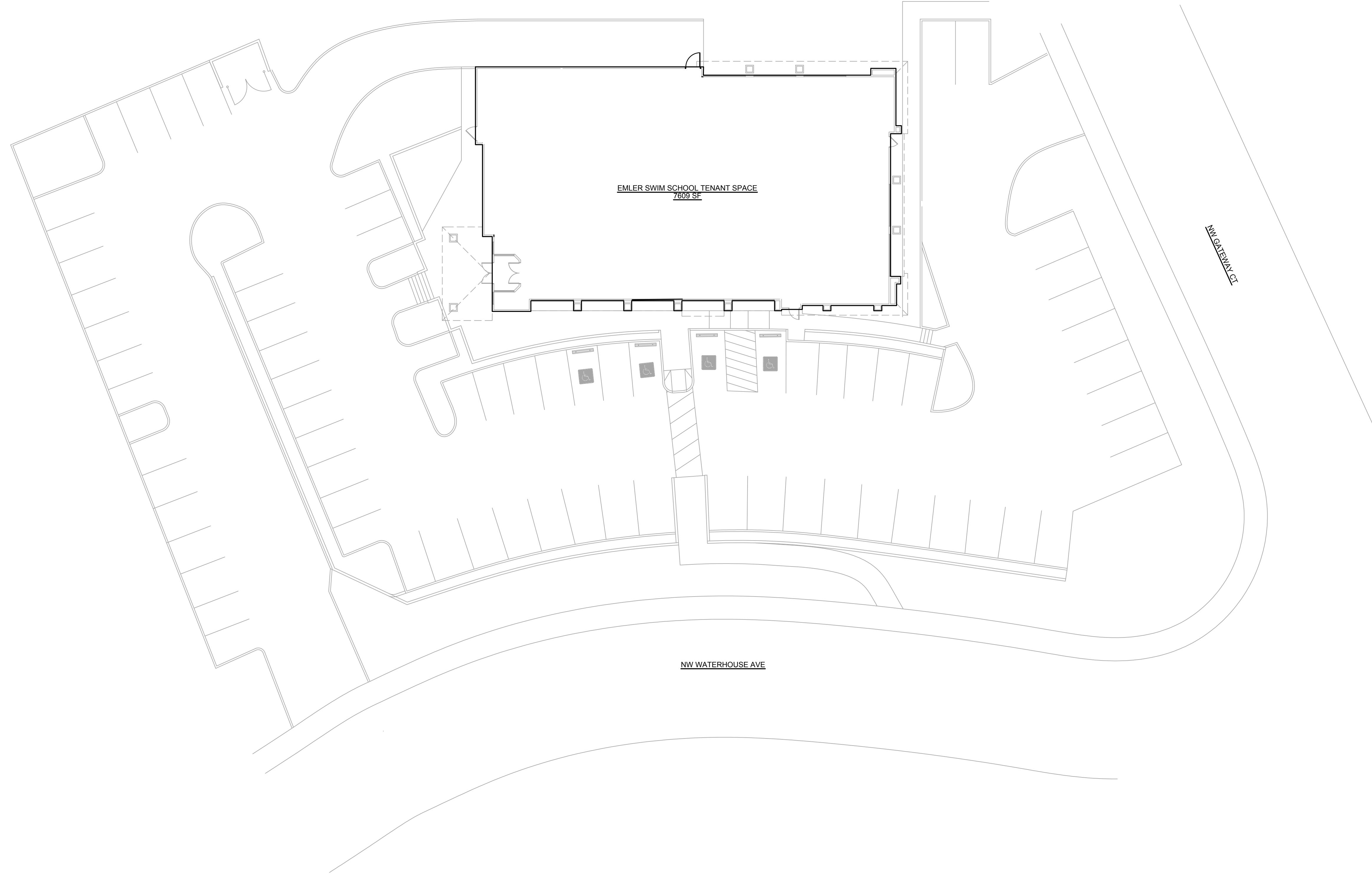
Reviewed by Chealsey Rosebrook _____

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

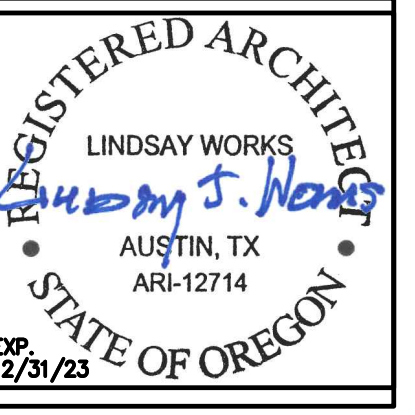
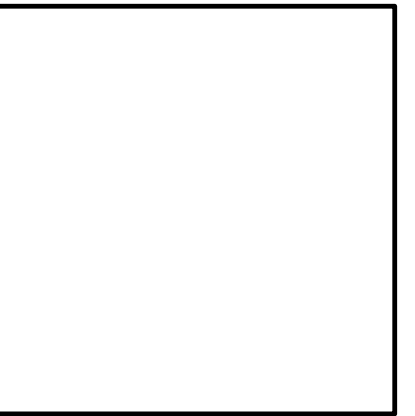


1 EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"



EMLER SWIM SCHOOL
 TANASBOURNE

1225 WATERHOUSE AVE
 BEAVERTON, OREGON 97223



Date
 06.23.2023

Polkinghorn Group Architects, Inc.
 248 ADDIE ROY ROAD, SUITE B-301 AUSTIN TX 78746
 VOICE 512.327.4404 E-MAIL: pga@ggarchitects.com

Project No.
 2301
 Sheet No.
A1.1
 Sheet Title
 Architectural Site Plan

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 08/30/2023

Site Information

Tax Map(s) 1N132BD

Lot Number(s) 600

The city of Beaverton includes areas of wheeled water, and in those areas your service provider is the City of Beaverton, but will require approval from the Tualatin Valley Water District (TVWD) in addition to the City of Beaverton. In those cases, your approval will, necessarily, take longer.

- If you know your project property is within one of those wheeled areas, please select City of Beaverton (wheeled) below.
- If it's not, please select City of Beaverton.
- If you don't know, please select your property on [this map](#).

Please, choose the jurisdiction your project is under:

City of Beaverton (wheeled)

Size 1.34 ACRES

Address 1225 NW WATERHOUSE AVE

Nearest cross-street (or directions to site): NW 158TH ST

Plan Submission *File(s) attached:*

 Emler Tanasbourne - Bid_Permit Set 070523.pdf

Applicant

Contact Eric Ourston

Company Polkinghorn Group Architects

Address 925 S Capital of Texas Hwy, Austin TX 78746

Phone 512-207-0602

Email erico@pgarchitects.com

Owner(s)	
Contact	Chris Walther
Company	TVSC, LLC
Address	4675 SW 229th Avenue, Aloha, OR 97007
Phone	1(503) 866-8791
Email	chris@tvsc LLC.com
Proposed Project Name	Emler Swim School -
Proposed Development Action	Type 3 Conditional Land Use of "Commercial School" in OI Zoning District
Existing Use	Vacant, Previous use was a restaurant. (Assembly)
Proposed Use	Assembly (A-3) - Children's Swim School
Use	Conditional
Type of Use	Children's Swim Lesson Facility
Number of Students / Employees / Etc.	20 Employees, 12 Employees per shift.
Gross Floor Area	7609
Average Daily Demand	1250
Peak Daily Demand	23520
Peak Hour	28800 (3,600/hr)
Irrigation Flow Required	N/A
Are any new meters being requested	No
Are any existing water meters being abandoned?	No