

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 20-001291

1. **Jurisdiction:** Beaverton

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

Tax lot ID(s): 1S116BB03300

OR Site Address: 4180 SW 141ST AVENUE

City, State, Zip: Beaverton, OR, 97005

Nearest cross street: W 139th Way & SW Whitney Way

3. **Owner Information**

Name: Mike Herzog

Company: Herzog Properties, LLC

Address: 359 E Historic Columbia River Hwy

City, State, Zip: Troutdale, OR 97060, OR, 97005

Phone/fax: 5036449121

Email: mike.herzog@herzogmeier.com

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 Re-development of the NE corner of the site

4. **Applicant Information**

Name: Blake Davis

Company: Firwood Design Group

Address: 359 E Historic Columbia River Hwy

City, State, Zip: Troutdale, OR 97060, Oregon, 97060

Phone/fax: 5036683737

Email: bd@firwooddesign.com

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

Location and description of off-site work: Utility and frontage work

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

A portion of the existing service building and parking lot to be removed and re-developed.

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 Blake Davis

Print/type title _____

Signature ONLINE SUBMITTAL

Date 5/7/2020

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 *Chuck Bushnell*

Date 5/20/2020

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

REVISIONS		
No.	Description	Date

DRAWN BY: ECU
 CHECKED BY: TRB
 JOB NO: 19-040
 DATE: 04/17/2020
 ISSUED FOR: LAND USE
 SHEET TITLE
 SITE PLAN
 EXISTING/DEMO
 SHEET NO.

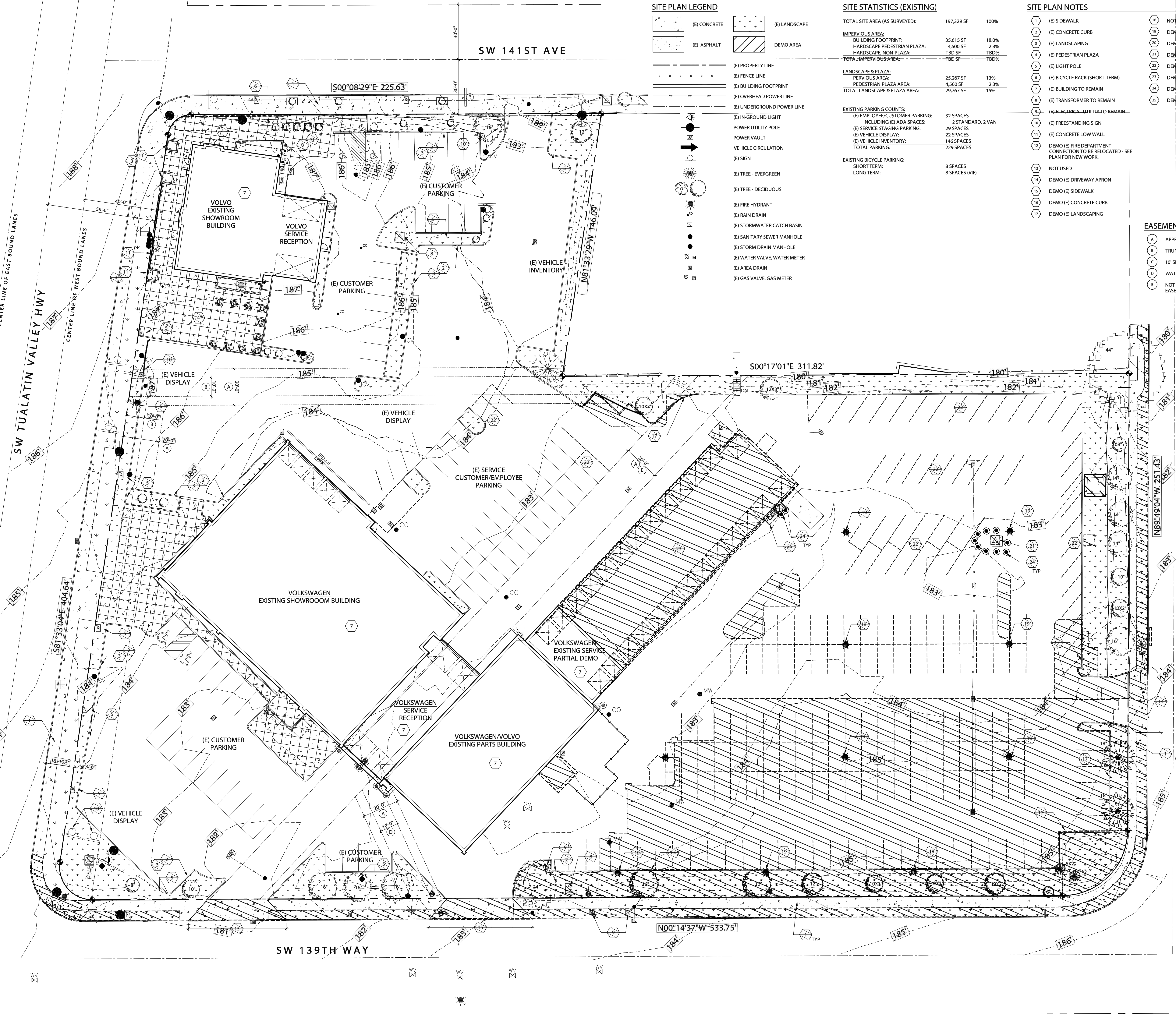
SITE STATISTICS (EXISTING)

TOTAL SITE AREA (AS SURVEYED):	197,329 SF	100%
IMPERVIOUS AREA:		
BUILDING FOOTPRINT:	35,615 SF	18.0%
HARDSCAPE PEDESTRIAN PLAZA:	4,500 SF	2.3%
HARDSCAPE NON-PLAZA:	TBD SF	TBD%
TOTAL IMPERVIOUS AREA:	TBD SF	TBD%
LANDSCAPE & PLAZA:		
PERVIOUS AREA:	25,267 SF	13%
PEDESTRIAN PLAZA AREA:	4,500 SF	2.3%
TOTAL LANDSCAPE & PLAZA AREA:	29,767 SF	15%
EXISTING PARKING COUNTS:		
(E) EMPLOYEE/CUSTOMER PARKING:	32 SPACES	
INCLUDING (E) ADA SPACES:	2 STANDARD, 2 VAN	
(E) SERVICE STAGING PARKING:	29 SPACES	
(E) VEHICLE DISPLAY:	22 SPACES	
(E) VEHICLE INVENTORY:	146 SPACES	
TOTAL PARKING:	229 SPACES	
EXISTING BICYCLE PARKING:		
SHORT TERM:	8 SPACES	
LONG TERM:	8 SPACES (VF)	

- SITE PLAN NOTES**
- | | |
|---|------------------------------|
| 1 (E) SIDEWALK | 18 NOT USED |
| 2 (E) CONCRETE CURB | 19 DEMO (E) LIGHT POLE |
| 3 (E) LANDSCAPING | 20 DEMO (E) TREE |
| 4 (E) PEDESTRIAN PLAZA | 21 DEMO (E) TRANSFORMER |
| 5 (E) LIGHT POLE | 22 DEMO (E) PARKING STRIPING |
| 6 (E) BICYCLE RACK (SHORT-TERM) | 23 DEMO (E) BUILDING AREA |
| 7 (E) BUILDING TO REMAIN | 24 DEMO (E) BOLLARD |
| 8 (E) TRANSFORMER TO REMAIN | 25 DEMO (E) ELEC. UTILITY |
| 9 (E) ELECTRICAL UTILITY TO REMAIN | |
| 10 (E) FREESTANDING SIGN | |
| 11 (E) CONCRETE LOW WALL | |
| 12 DEMO (E) FIRE DEPARTMENT CONNECTION TO BE RELOCATED - SEE PLAN FOR NEW WORK. | |
| 13 NOT USED | |
| 14 DEMO (E) DRIVEWAY APRON | |
| 15 DEMO (E) SIDEWALK | |
| 16 DEMO (E) CONCRETE CURB | |
| 17 DEMO (E) LANDSCAPING | |

- EASEMENTS:**
- (A) APPROXIMATE LOCATION OF 24" FLOODWAY
 - (B) TRUNK "D" SEWER EASEMENT
 - (C) 10' SEWER EASEMENT
 - (D) WATERLINE EASEMENT
 - (E) NOT LISTED IN TITLE REPORT - 20' STORM EASEMENT. SURVEY NO. 17,579

- SITE PLAN LEGEND**
- | | |
|----------------------------|------------------------------|
| (E) CONCRETE | (E) LANDSCAPE |
| (E) ASPHALT | DEMO AREA |
| (E) PROPERTY LINE | (E) FENCE LINE |
| (E) BUILDING FOOTPRINT | (E) OVERHEAD POWER LINE |
| (E) UNDERGROUND POWER LINE | (E) IN-GROUND LIGHT |
| POWER UTILITY POLE | POWER VAULT |
| VEHICLE CIRCULATION | (E) SIGN |
| (E) TREE - EVERGREEN | (E) TREE - DECIDUOUS |
| (E) FIRE HYDRANT | (E) RAIN DRAIN |
| (E) STORMWATER CATCH BASIN | (E) SANITARY SEWER MANHOLE |
| (E) STORM DRAIN MANHOLE | (E) WATER VALVE, WATER METER |
| (E) AREA DRAIN | (E) GAS VALVE, GAS METER |



1 SITE PLAN - EXISTING/DEMO
 SCALE: 1" = 20'-0"



S:\Projects\2019 Projects\19-040_VW-Volvo Service Building\F_Drawings\F2_Current\CAD\19-040 - A-101 Existing Site Plan.dwg © Plot Date: Apr 17 20 © Time: 4:23 PM

SHEET NOTES

- WHERE PROVIDED AS INDICATED, ALL NEW "NO PARKING" SIGNS SHALL READ "NO PARKING - FIRE LANE" AND SHALL BE INSTALLED WITH A CLEAR SPACE ABOVE GRADE LEVEL OF 7 FEET. SIGNS SHALL BE 12 INCHES WIDE BY 18 INCHES HIGH AND SHALL HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND.
- NEW FIRE ACCESS SHALL BE AN ASPHALTIC CONCRETE SURFACE CAPABLE OF SUPPORTING NOT LESS THAN 12,500 POUNDS POINT LOAD (WHEEL LOAD) AND 75,000 POUNDS LIVE LOAD (GROSS VEHICLE WEIGHT). GRADE SHALL NOT EXCEED 15%.

SITE PLAN NOTES

- | | |
|--|--|
| 1 (E) SIDEWALK | 16 (N) TREE WELL |
| 2 (E) CONCRETE CURB | 17 (N) LIGHT POLE |
| 3 (E) LANDSCAPING | 18 (N) ADA-COMPLIANT DRIVEWAY APRONS |
| 4 (E) PEDESTRIAN PLAZA | 19 (N) TRANSFORMER |
| 5 (E) LIGHT POLE | 20 (N) SCREEN FENCE |
| 6 (E) BICYCLE RACK (SHORT-TERM) | 21 RE-STRIP (E) APPROVED INVENTORY SPACES (DR2012-0077 & LD 2012-0008) |
| 7 (E) BUILDING TO REMAIN | 22 (N) BICYCLE RACK (LONG-TERM) |
| 8 (E) TRANSFORMER TO REMAIN | 23 (N) LOADING AREA |
| 9 (E) ELECTRICAL UTILITY TO REMAIN | 24 (N) "NO PARKING" FIRE LANE SIGNAGE |
| 10 (E) FREESTANDING SIGN | 25 (N) TREE |
| 11 (E) CONCRETE LOW WALL | 26 (N) ELEC. VEHICLE CHARGING AREA |
| 12 (E) FREESTANDING CANOPY | 27 (N) FIRE DEPARTMENT CONNECTION |
| 13 (E) RELOCATED FIRE DEPT. CONNECTION | 28 (N) FIRE HYDRANT |
| 14 (N) SIDEWALK / CONC. WALKWAY | |
| 15 (N) CONCRETE CURB (MOUNTABLE) | |
| 16 (N) CURB RAMP | |
| 17 (N) LANDSCAPING | |

BUILDING STATISTICS (PROPOSED)

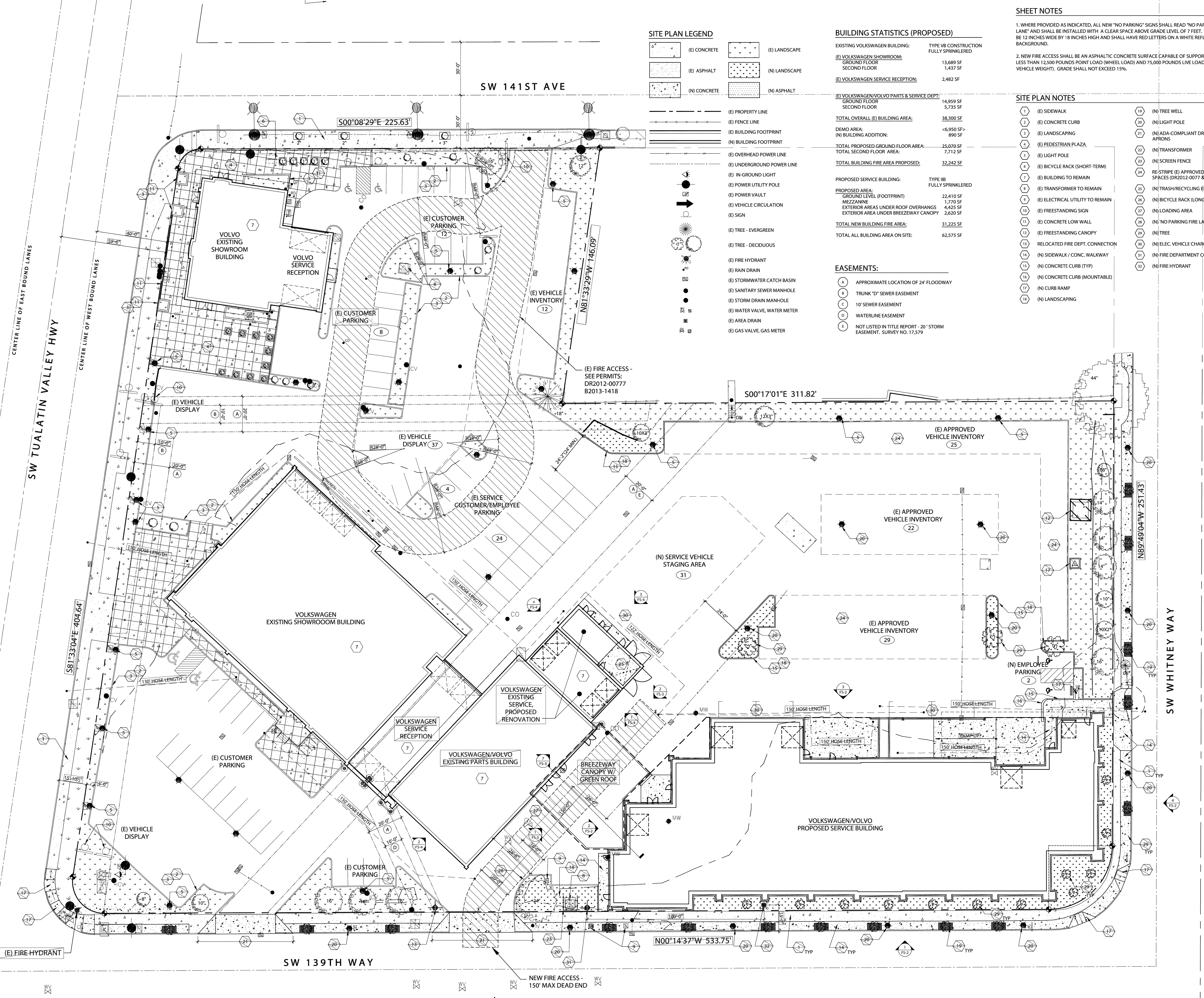
EXISTING VOLKSWAGEN BUILDING:	TYPE V8 CONSTRUCTION FULLY SPRINKLERED
(E) VOLKSWAGEN SHOWROOM:	13,689 SF
GROUND FLOOR:	1,437 SF
SECOND FLOOR:	
(E) VOLKSWAGEN SERVICE RECEPTION:	2,482 SF
(E) VOLKSWAGEN/VOLVO PARTS & SERVICE DEPT:	
GROUND FLOOR:	14,959 SF
SECOND FLOOR:	5,735 SF
TOTAL OVERALL (E) BUILDING AREA:	38,300 SF
DEMO AREA:	<6,950 SF>
(N) BUILDING ADDITION:	890 SF
TOTAL PROPOSED GROUND FLOOR AREA:	25,070 SF
TOTAL SECOND FLOOR AREA:	7,712 SF
TOTAL BUILDING FIRE AREA PROPOSED:	32,242 SF
PROPOSED SERVICE BUILDING:	TYPE IIB FULLY SPRINKLERED
PROPOSED AREA:	
GROUND LEVEL (FOOTPRINT):	22,410 SF
MEZZANINE:	1,770 SF
EXTERIOR AREAS UNDER ROOF OVERHANGS:	4,425 SF
EXTERIOR AREA UNDER BREEZEWAY CANOPY:	2,620 SF
TOTAL NEW BUILDING FIRE AREA:	31,225 SF
TOTAL ALL BUILDING AREA ON SITE:	62,575 SF

EASEMENTS:

- (A) APPROXIMATE LOCATION OF 24' FLOODWAY
- (B) TRUNK "D" SEWER EASEMENT
- (C) 10' SEWER EASEMENT
- (D) WATERLINE EASEMENT
- (E) NOT LISTED IN TITLE REPORT - 20' STORM EASEMENT, SURVEY NO. 17,579

SITE PLAN LEGEND

- | | |
|------------------------------|------------------------------|
| (E) CONCRETE | (E) LANDSCAPE |
| (E) ASPHALT | (N) LANDSCAPE |
| (N) CONCRETE | (N) ASPHALT |
| (E) PROPERTY LINE | (E) IN-GROUND LIGHT |
| (E) FENCE LINE | (E) POWER UTILITY POLE |
| (E) BUILDING FOOTPRINT | (E) POWER VAULT |
| (N) BUILDING FOOTPRINT | (E) VEHICLE CIRCULATION |
| (E) OVERHEAD POWER LINE | (E) SIGN |
| (E) UNDERGROUND POWER LINE | (E) TREE - EVERGREEN |
| (E) IN-GROUND LIGHT | (E) TREE - DECIDUOUS |
| (E) POWER UTILITY POLE | (E) FIRE HYDRANT |
| (E) VEHICLE CIRCULATION | (E) RAIN DRAIN |
| (E) SIGN | (E) STORMWATER CATCH BASIN |
| (E) TREE - EVERGREEN | (E) SANITARY SEWER MANHOLE |
| (E) TREE - DECIDUOUS | (E) STORM DRAIN MANHOLE |
| (E) FIRE HYDRANT | (E) WATER VALVE, WATER METER |
| (E) RAIN DRAIN | (E) AREA DRAIN |
| (E) STORMWATER CATCH BASIN | (E) GAS VALVE, GAS METER |
| (E) SANITARY SEWER MANHOLE | |
| (E) STORM DRAIN MANHOLE | |
| (E) WATER VALVE, WATER METER | |
| (E) AREA DRAIN | |
| (E) GAS VALVE, GAS METER | |



1 SITE PLAN - PROPOSED - FIRE SERVICE
 SCALE: 1" = 20'-0"

REVISIONS

No.	Description	Date

DRAWN BY: ECU
 CHECKED BY: TRB
 JOB NO: 19-040
 DATE: 04/17/2020
 ISSUED FOR: LAND USE
 SHEET TITLE
 SITE PLAN - PROPOSED
 FIRE SERVICE
 SHEET NO.

S:\Projects\2019 Projects\19-040_VW-Volvo Service Building\F_Drawings\F2_Current\CAD\19040 - A-102 Proposed Site Plan.dwg © Plot Date: Apr 21, 2020 © Time: 1:20 PM