

# 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 Nicholas Crossett \_\_\_\_\_

Date \_\_\_\_\_

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

REVISIONS		
No.	Description	Date

DRAWN BY: ECU  
 CHECKED BY: TRB  
 JOB NO: 19-040  
 DATE: 06/20/2022  
 ISSUED FOR: LAND USE  
 SHEET TITLE  
 SITE PLAN  
 PROPOSED  
 SHEET NO.

### SITE PLAN SHEET NOTES

- FOR SITE LIGHTING PLAN, SEE SHEET A-103.
- FOR PARKING & CIRCULATION PLAN, SEE SHEET A-104.
- FOR SITE CIRCULATION PLAN, SHEET SHEETS A-104A THROUGH A-104F.

### SITE PLAN NOTES

1 (E) SIDEWALK	34 RE-STRIPE (E) APPROVED INVENTORY SPACES (DR2012-0077 & LD 2012-0008)
2 (E) CONCRETE CURB	35 (N) TRASH/RECYCLING ENCLOSURE
3 (E) LANDSCAPING	36 (N) PLANTER STRIP AREA - SEE LANDSCAPE PLAN
4 (E) PEDESTRIAN PLAZA	37 (E) APPROVED INVENTORY SPACES (DR2012-0077 & LD 2012-0008)
5 (E) LIGHT POLE / STREET LIGHT	38 (N) 'NO PARKING FIRE LANE' SIGNAGE
6 (E) BUS STOP	39 NOT USED
7 (E) BUILDING AREA TO REMAIN	40 NOT USED
8 (E) TRANSFORMER TO REMAIN	41 (N) FIRE DEPARTMENT CONNECTION
9 (E) ELECTRICAL UTILITY TO REMAIN	42 (N) FIRE HYDRANT
10 (E) FREESTANDING SIGN	43 (N) FLOODPLAIN - SEE CIVIL DRAWINGS.
11 (E) CONCRETE LOW WALL	44 (N) STREET LIGHTING, SEE SITE LIGHTING PLAN.
12 (E) FREESTANDING CANOPY, 15' MAX. HT. VIF.	45 INCREASE PLANTER STRIP/ REDUCE SIDEWALK WIDTH BY 12", TO NORTH CORNER
13 RELOCATED FIRE DEPT. CONNECTION	46 INC. SIDEWALK WIDTH BY 12", TO EAST CORNER
14 (N) SIDEWALK / CONC. WALKWAY - SEE CIVIL	47 (E) SIGNIFICANT INDIVIDUAL TREE T17
15 (N) CONCRETE CURB (TYP) - SEE CIVIL	48 (N) LANDSCAPED RAIN GARDEN - SEE CIVIL DRAWINGS AND LANDSCAPE PLANTING PLAN.
16 (N) CONCRETE CURB (MOUNTABLE) - SEE CIVIL	49 (N) WATER QUALITY PLANTER. SEE CIVIL DRAWINGS.
17 (N) CURB RAMP - SEE CIVIL	50 (N) SIGNAGE MARKING 'EMPLOYEE ONLY' PARKING AREA
18 (N) LANDSCAPING - SEE LANDSCAPE PLAN	
19 (N) TREE - SEE LANDSCAPE PLAN	
20 (N) LIGHT POLE - SEE SITE LIGHTING PLAN	
21 (N) ADA-COMPLIANT DRIVEWAY APRONS - SEE CIVIL	
22 (N) TRANSFORMER	
23 (N) SCREENING - SEE LANDSCAPE PLAN	

### SITE PLAN LEGEND

(E) CONCRETE	(E) LANDSCAPE
(E) ASPHALT	(N) LANDSCAPE
(N) CONCRETE	(N) ASPHALT
(E) PROPERTY LINE	(E) OVHD. POWER LINE
(E) FENCE LINE	(E) UGD. POWER LINE
(E) BLDG. FOOTPRINT	(N) BLDG. FOOTPRINT
(E) IN-GROUND LIGHT	(E) FIRE HYDRANT
(E) POWER UTILITY POLE	(E) RAIN DRAIN
(E) POWER VAULT	(E) STORM CATCH BASIN
VEHICLE CIRCULATION	(E) SANITARY MANHOLE
(E) SIGN	(E) STORM MANHOLE
(E) TREE - EVERGREEN	(E) WATER VALVE/METER
(E) TREE - DECIDUOUS	(E) GAS VALVE/METER

### SITE STATISTICS (PROPOSED REDESIGN)

TOTAL SITE AREA (AS SURVEYED): 197,329 SF  
 TOTAL SITE AREA AFTER DEDICATION: 197,032 SF  
 100% (4.53 ACRES)  
 100% (4.52 ACRES)

IMPERVIOUS AREA:  
 BUILDING FOOTPRINT:  
 EXISTING: 36,883 SF  
 DEMOLITION: <5,703 SF>  
 PROPOSED: 21,720 SF  
 TOTAL BUILDING FOOTPRINT: 52,900 SF 26.8%

CONCRETE/ASPHALT:  
 EXISTING: 131,295 SF  
 DEMOLITION: <26,915 SF>  
 PROPOSED: 10,199 SF  
 TOTAL CONCRETE/ASPHALT: 114,579 SF 58.2%

TOTAL PROPOSED IMPERVIOUS AREA: 167,477 SF 85.0%

LANDSCAPE & PLAZA AREA:  
 TYPICAL REQUIRED LANDSCAPE AREA: 29,555 SF 15.0%

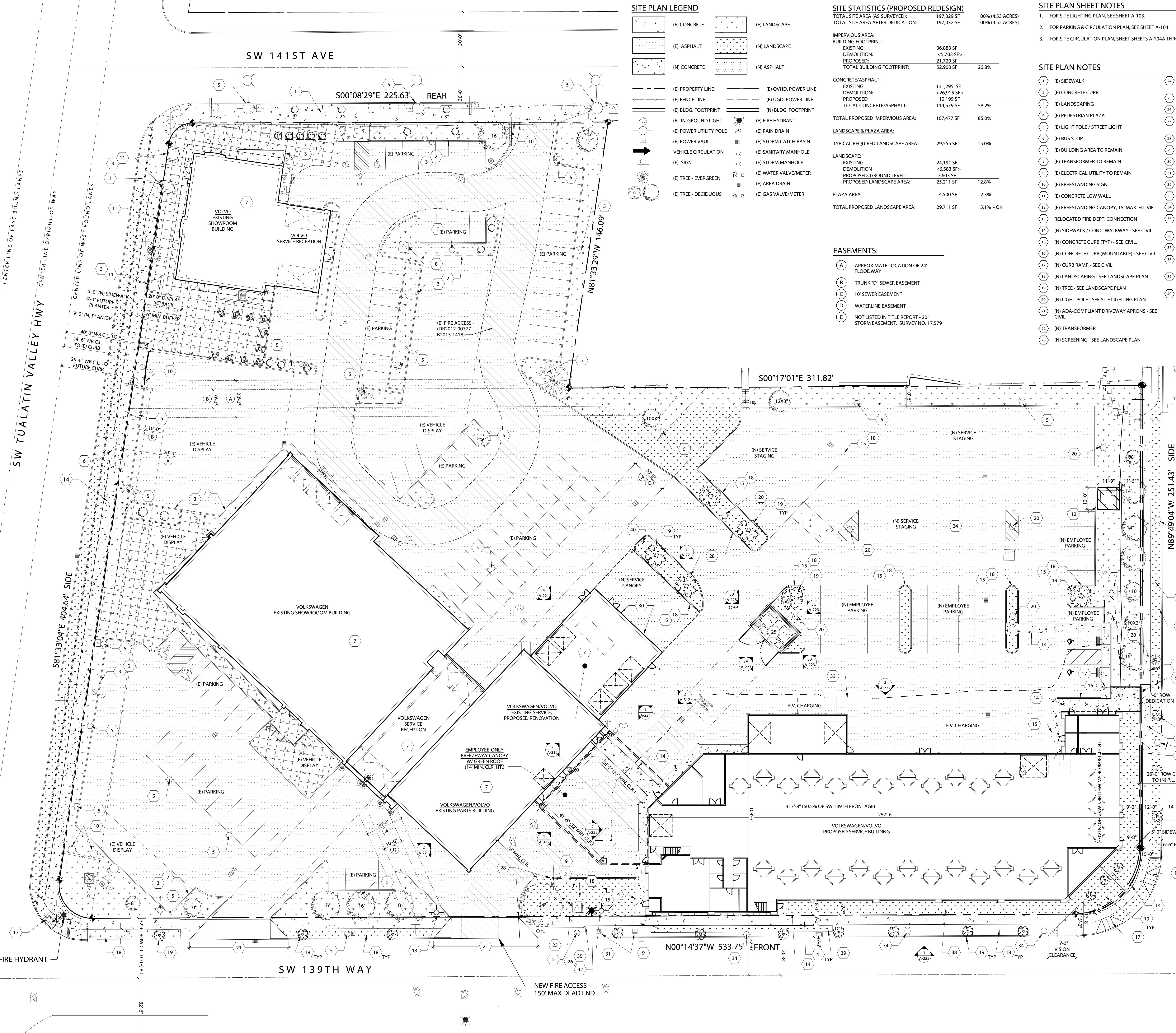
LANDSCAPE:  
 EXISTING: 24,191 SF  
 DEMOLITION: <6,583 SF>  
 PROPOSED: 7,603 SF  
 PROPOSED LANDSCAPE AREA: 25,211 SF 12.8%

PLAZA AREA: 4,500 SF 2.3%

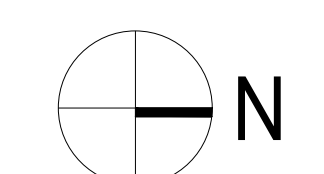
TOTAL PROPOSED LANDSCAPE AREA: 29,711 SF 15.1% - OK

### 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



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



I:\MS-319\02\Shared\Projects\2019\Projects\19-040\_LW\_Volvo Service Building\Drawings\F2\_Current\CADD-A-102\_SITE PLAN - PROPOSED.dwg © Plot Date: Jun 20 22 @ Time: 3:14 PM