

# 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

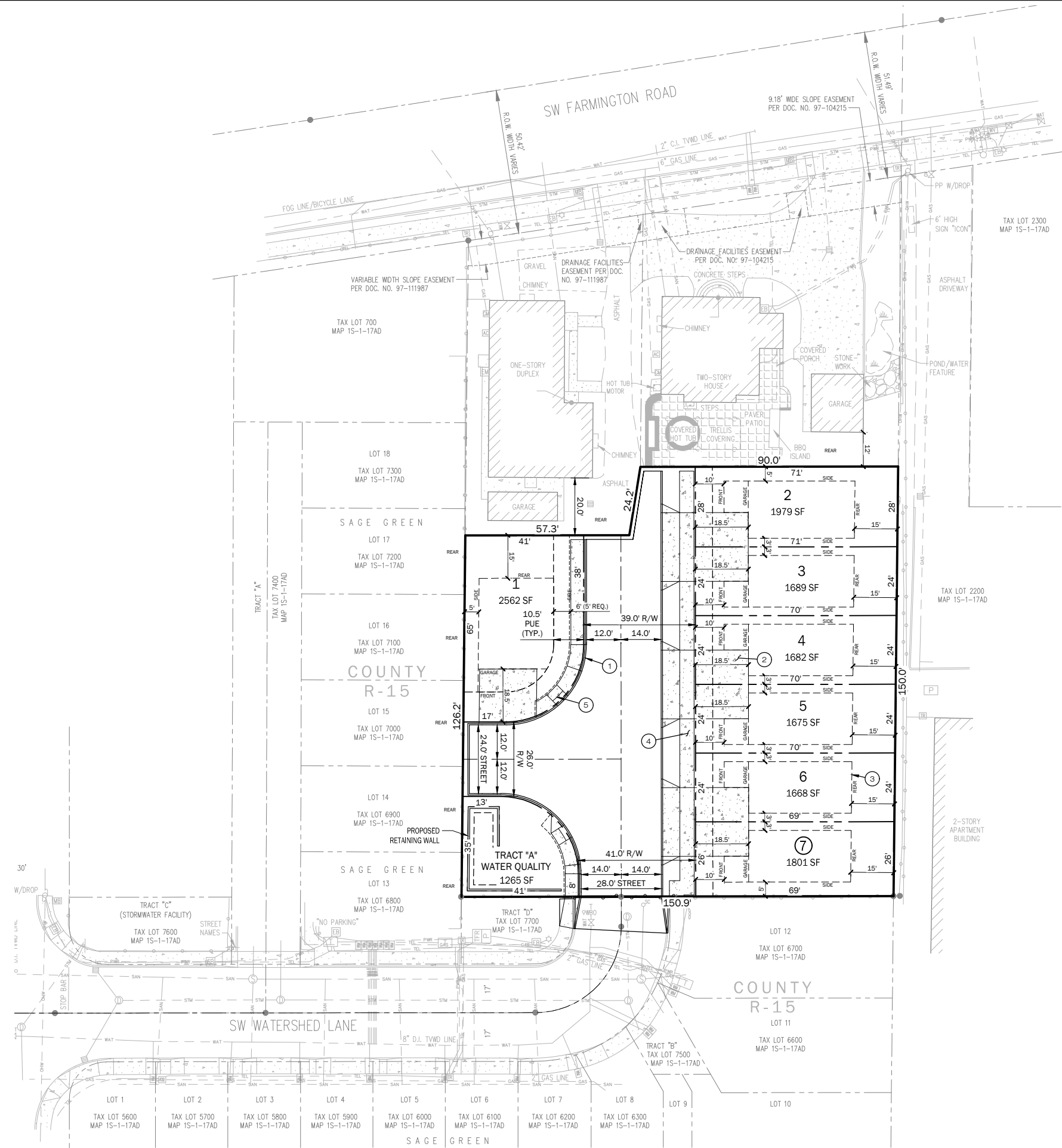
- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- 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 Jessica Chaplen \_\_\_\_\_

Date \_\_\_\_\_

Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: (503) 681-4439

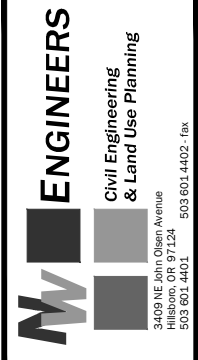
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



**MIN. SETBACK REQUIREMENTS: R-2**  
 FRONT: 10 FT  
 SIDE: 5 FT (OR 10FT IF ABUTTING A LOWER DENSITY RESIDENTIAL ZONE)  
 REAR: 15 FT  
 GARAGE: 18.5 FT  
 NOTE: SETBACKS MEASURED FROM PROPERTY LINE

**GENERAL NOTE:**  
 SEE SHEET 3, 'EXISTING CONDITIONS' FOR EXISTING FEATURES LEGEND.

- KEY NOTES**
- ① PROPOSED CURB
  - ② PROPOSED 24-FT. WIDE x 18.5-FT. DEEP SHARED DRIVEWAY
  - ③ BUILDING SETBACK
  - ④ PROPOSED 5-FT. SIDEWALK
  - ⑤ PROPOSED A.D.A. RAMP

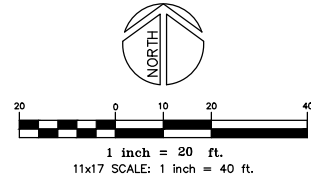
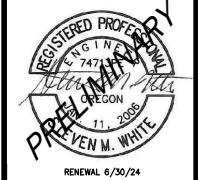


FOR: KIM-HIEN NGUYEN  
 WESTPORT VILLAGE, LLC  
 15 DUBERSTEIN DRIVE  
 SAN RAMON, CA 94583  
 SITE: TAX MAP 1S.11.17AD  
 TAX LOT 600  
 CITY OF BEAVERTON, OREGON

WESTPORT VILLAGE  
 7-LOT SUBDIVISION  
 N0696  
 LOT INFORMATION PLAN

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		
7		

DESIGNED	DRAWN	REVIEWED	SUBMITTAL



CASEFILE: PA2024-00039

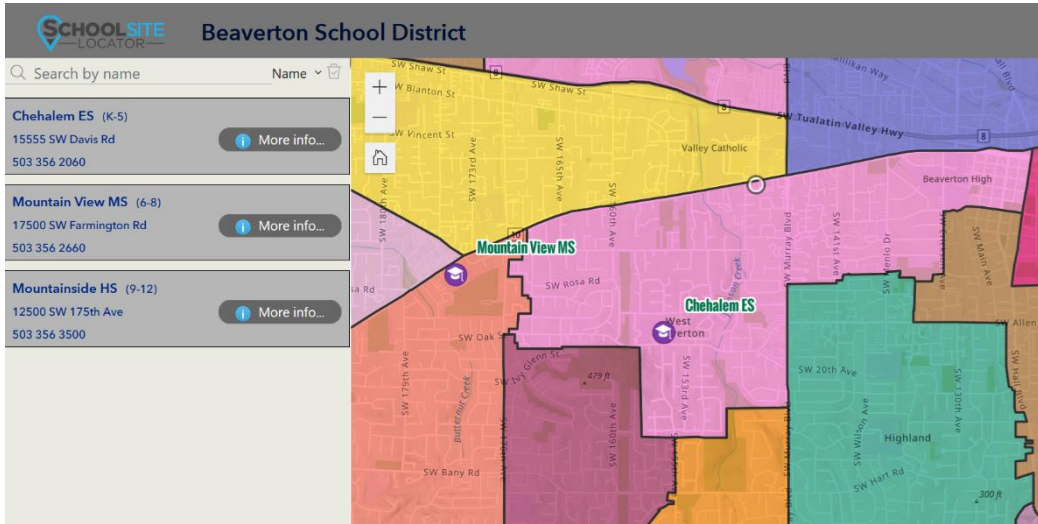


Received  
 Planning Division  
 6/14/24

**Long Range Planning**  
 1260 NW Waterhouse Avenue | Beaverton, Oregon 97006  
 503-356-4449  
 www.beaverton.k12.or.us

5/24/2024

**School Service Provider Statement**  
**Westport Village Subdivision**  
**14830 SW FARMINGTON ROAD**



Proposed Unit Types	Total Units
Single Family Detached	7
Single Family Attached/Small Lot	0
Multi-Family (Affordable)	0
Multi-Family (Market Rate)	0
<b>Total</b>	<b>7</b>

The District has evaluated the proposal and has projected that the development will produce the following impact on Beaverton School District:

Estimated Student Generation	Students
Elementary School (K-5)	2
Middle School (6-8)	1
High School (9-12)	1
<b>Total</b>	<b>4</b>

The proposed development will be served by the following schools:

<b>Current Attendance Boundary</b>	<b>Utilization of Capacity Fall 2023</b>
Cehalem Elementary	72%
Mountain View Middle School	89%
Mountainside High School	78%

The District believes there will be sufficient capacity to accommodate new students from the project. The attendance boundaries listed in this letter are subject to change at the District's discretion.

**The District carefully monitors residential development projects, school capacity and projected student levels. The District may take any actions necessary to manage utilization of capacity, including adjustments to attendance boundaries, augmentations to school capacity, and/or other administrative measures. These may be implemented at any and all school levels, as needed.**



Robert McCracken  
Facilities Planning Coordinator

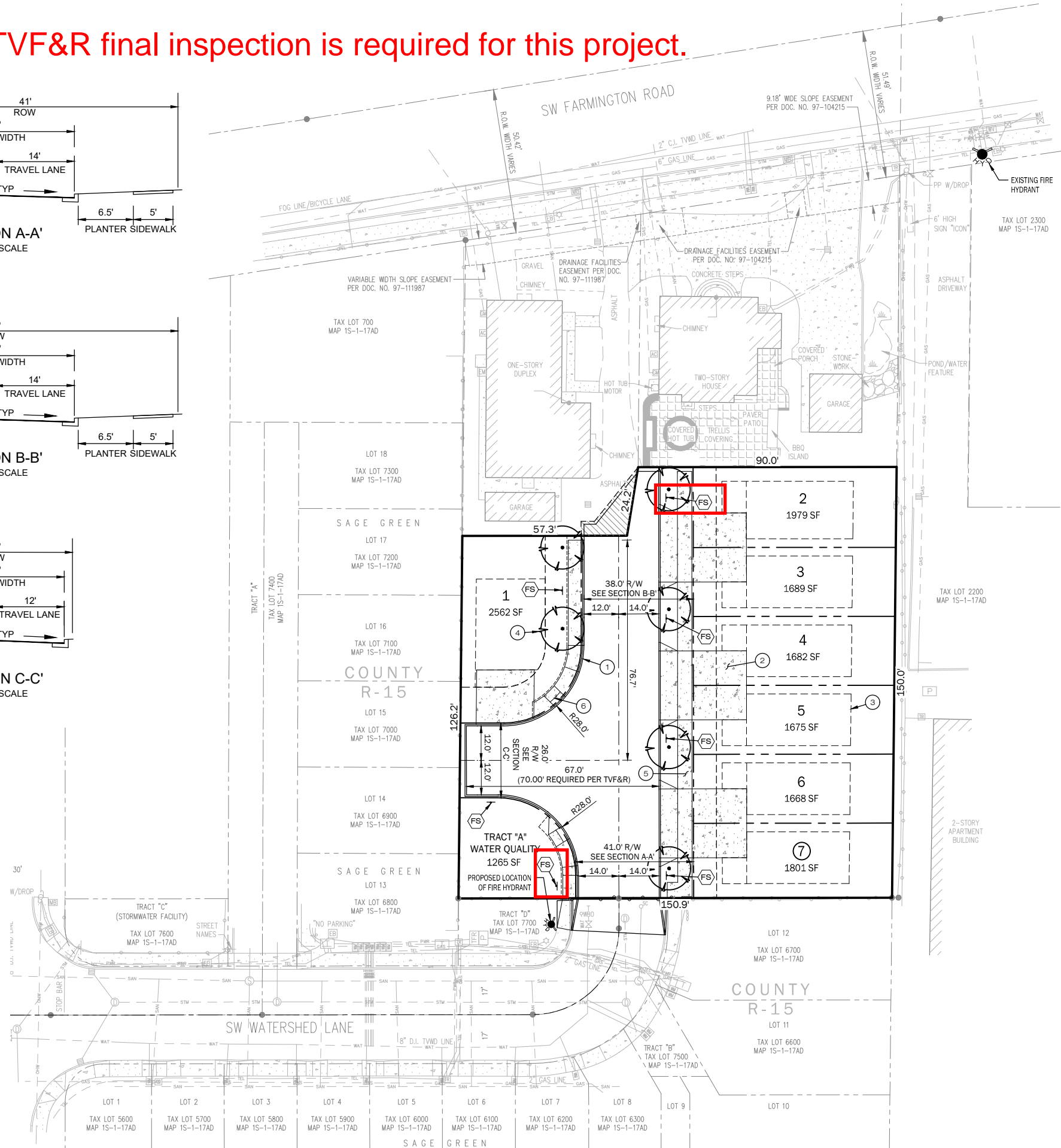
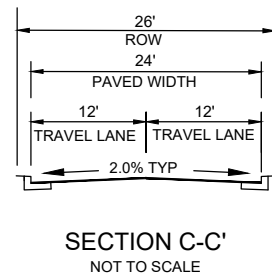
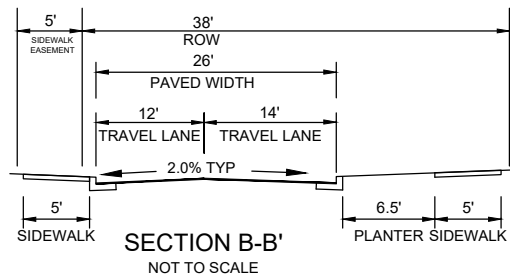
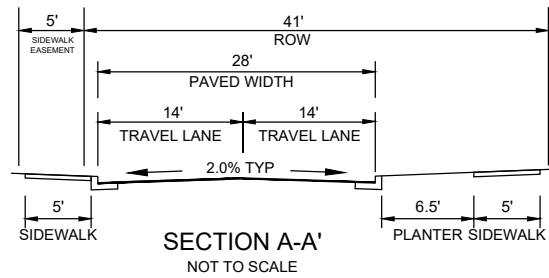
5/24/2024

Date

*Note to approving agencies: BSD service provider statements are issued for a complete development proposal. We recognize that individual phases may proceed at different times and may subject to additional approvals (e.g. design review).*

*Unless there are changes to the number or type of units proposed to the project referenced above, this service provider statement covers all phases of a project, and may be submitted for any subsequent reviews/approvals.*

Note: A TVF&R final inspection is required for this project.



TYPE OF CONSTRUCTION: WOOD FRAME  
 CLASSIFICATION OF FUTURE BLDGS: SINGLE-FAMILY RESIDENTIAL

BUILDING HEIGHT (MEASURED TO EAVE): ± 19' **Received Planning Division 6/14/24**

NOTES:

1. FIRE APPARATUS ACCESS ROADS SHALL BE OF AN ALL-WEATHER SURFACE THAT IS EASILY DISTINGUISHABLE FROM THE SURROUNDING AREA AND IS CAPABLE OF SUPPORTING NOT LESS THAN 12,500 POUNDS POINT LOAD (WHEEL LOAD) AND 75,000 POUNDS LIVE LOAD (GROSS VEHICLE WEIGHT).
2. FIRE APPARATUS ACCESS ROADWAY GRADE WILL NOT EXCEED 15%.
3. FIRE APPARATUS TURNAROUND GRADE WILL NOT EXCEED 5% .
4. "NO PARKING" SIGNS SHALL BE INSTALLED ON ONE OR BOTH SIDES OF THE ROADWAY AS DIRECTED BY FIRE MARSHAL. 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 WHITE REFLECTIVE BACKGROUND.
5. FIRE FLOW TESTING DOCUMENTATION WILL BE DEFERRED PRIOR TO BUILDING PERMIT ISSUANCE. FIRE FLOW MINIMUM IS 1,000 GPM @ 20 PSI.



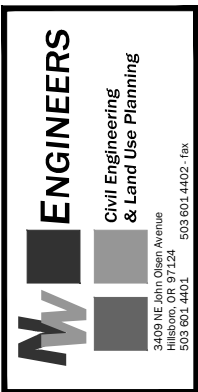
FS 1 SIDED  
**7 - EACH**

KEY NOTES

- 1 PROPOSED CURB
  - 2 PROPOSED 24-FT. WIDE x 18.5-FT. DEEP SHARED DRIVEWAY
  - 3 BUILDING SETBACK
  - 4 PROPOSED STREET TREE
  - 5 PROPOSED 5-FT. SIDEWALK
  - 6 PROPOSED A.D.A. RAMP
- APPROVED PLANS  
 APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.  
 Jeremy Foster  
 Deputy Fire Marshal II

**TVF&R Permit # 2024-0068**

1 inch = 20 ft.  
 1/16" SCALE: 1 inch = 40 ft.



FOR: KIM-HIEN NGUYEN  
 WESTPORT VILLAGE, LLC  
 15 DUBERSTEIN DRIVE  
 SAN RAMON, CA 94583  
 SITE: TAX MAP 1S.11.17AD  
 TAX LOT 600  
 CITY OF BEAVERTON, OREGON

WESTPORT VILLAGE  
 7-LOT SUBDIVISION  
 N0696  
 FS-1: FIRE APPARATUS  
 ACCESS PLAN

REVISION	BY	DATE
1		
2		
3		
4		
5		
6		
7		

DESIGNED	DRAWN	REVIEWED	SUBMITTAL

FS-1