

Water Service Provider Letter

09/28/2023 5:17 PM (PDT)

**Received
Planning Division
1/26/2024**



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 08/16/2023

Site Information

Tax Map(s) 1S131000

Lot Number(s) 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300 and 3400

Size 26.61

Nearest cross-street (or directions to site): The site is located north of SW Barrows Road, west of

Plan Submission *File(s) attached:*

2023-09-07-FoxHollow-Site Plan.pdf

Applicant

Contact Ingrid Friedberg on behalf of TNHC Oregon LLC

Company Standridge Inc.

Address 703 Broadway Street, Suite 610, Vancouver WA 98660

Phone 360.907.4529

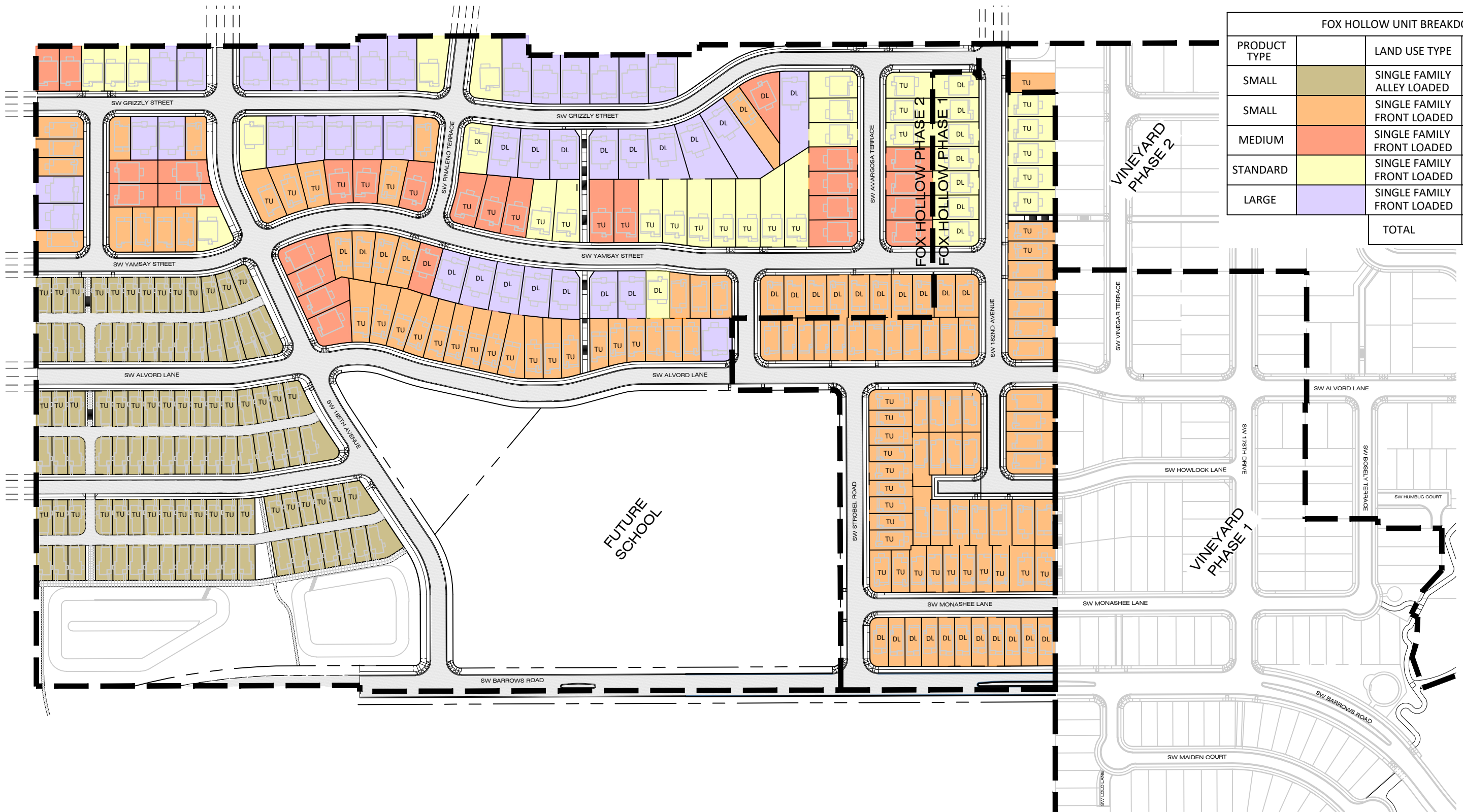
Email ingrid@standridgeinc.com

Owner(s)

Use Residential

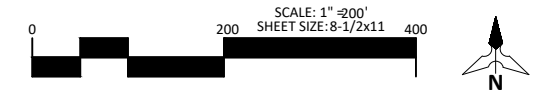
Residential Use Single Family

Number of Lots to be created ~~326~~ Per Ingrid Friedberg w/Standridge Inc.:
325 total lots
(323 residential + 1 future park lot + 1 future school lot)



FOX HOLLOW UNIT BREAKDOWN					
PRODUCT TYPE		LAND USE TYPE	PHASE 1	PHASE 2	TOTAL
SMALL		SINGLE FAMILY ALLEY LOADED	0	99	99
SMALL		SINGLE FAMILY FRONT LOADED	70	50	120
MEDIUM		SINGLE FAMILY FRONT LOADED	0	28	28
STANDARD		SINGLE FAMILY FRONT LOADED	12	24	36
LARGE		SINGLE FAMILY FRONT LOADED	0	40	40
TOTAL			82	241	323

FOX HOLLOW SITE PLAN



CWS File Number

17-003417

AMENDED Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 17-5).

Jurisdiction: <u>City of Beaverton</u> Site Address / Location: <u>18200 SW Horse Tale AVE</u> <u>Beaverton, OR 97007</u>	Review Type: <u>Tier 2 Analysis</u> SPL Original Date: <u>November 28, 2017</u> SPL Amendment Date: <u>October 10, 2023</u> SPL Expiration Date: <u>October 9, 2025</u>
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Applicant Information:

Name: PAMELA VERDADERO
Company: TNHC OREGON LLC
Address: 15455 NW GREENBRIER PKWY #240
BEAVERTON OR 97006
Phone/Fax: (503) 313-7795
E-mail: pverdadero@newhomeco.com

Owner Information:

Name: ELIN MICHEL-MIDELFORT
Company: TRI-COUNTY INVESTMENTS LLC
17933 NW EVERGREEN PKWY #131
Address: BEAVERTON OR 97006
Phone/Fax: _____
E-mail: elin@metlandgroup.com

Tax lot ID

1S1310001602, 1605

Development Activity

Fox Hollow Residential Subdivision and Off-site Stormwater Facility

Pre-Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: 25-50
 Vegetated Corridor Condition: Degraded

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: Variable

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 17,980

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Lots, roads, and grading for future public institution (Permanent Encroachment; Mitigation Required)</u>	<u>63,341</u>
<u>Stormwater outfall (Permanent Encroachment; Mitigation required beyond 100 SF)</u>	<u>240</u>
<u>Stormwater pipe (Temporary Encroachment; Restoration and planting in-place required)</u>	<u>1,110</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site/Replacement mitigation</u>	<u>1,754</u>
<u>Off-site/Replacement mitigation and public benefit area</u>	<u>8,225</u>
<u>Payment to Provide; per R&O 13-12 fee is waived – wetland mitigation by purchase of bank credits</u>	<u>57,815</u>

Conditions Attached Development Figures Attached (4) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

Alternatives Analysis

1. Mitigation is provided in accordance with Section 3.08.

The VC encroachment will result from the wetlands and waterways removal. VC mitigation will be a combination of Payment-to-Provide (PTP) through the purchase of wetland mitigation bank credits as well as on-site and off-site mitigation (at the Vineyard subdivision to the east). VC replacement mitigation will provide a greater than 1.5:1 ratio to proposed site impacts. On-site mitigation will be provided in the southwest corner of the site directly adjacent to the existing VC. Wetland mitigation will be provided by wetland mitigation bank credits. Waters impact will be mitigated by purchase of stream credits at the state Half Mile Lane mitigation bank.

2. Replacement mitigation protects Vegetated Corridor function and values.

VC functions lost with the elimination of the wetland and waters on site will be provided by the purchase of mitigation bank credits. The mitigation bank credits will offset the lost wetland functions, which are minimal, at Wetland A and B. CWS PTP mitigation will replace the lost VC functions along the waters. Elimination of the VC along the wetlands will not greatly impact the existing function of the local watershed, since the impacted VC functions are isolated. And the lost VC functions along the small area of remnant waters will not be significant to the watershed since the waterways have already been greatly impacted and contributed only limited functions to the downstream watershed. The on-site and off-site mitigation will enhance water quality functions both on-site and in the surrounding watershed (Figure 4).

3. Enhancement of replacement area to Good Condition.

A total of 19,090 square feet of existing VC will be enhanced on the south end of the site to district standards.

4. District Stormwater Connection Permit is likely to be issued based on proposed plans.

The project engineer has submitted a preliminary storm drainage report with the land use application to city of Hillsboro. Upon acceptance of the Tier 2, construction plans with the proposed storm water treatment plan will be submitted with the goal to achieve a Stormwater Connection Permit.

5. Location of development and site planning minimizes incursion into the Vegetated Corridor.

All of the wetland and waterway and associated VC impacts result from roadways or public institutional facilities. The storm facility avoids permanent impact to the waterway and associated VC in the southwestern end of site and mitigates the small area of permanent encroachment on site. The applicant cannot avoid the direct impacts to wetlands and waterways and associated VC in the interior of the site and still construct the road infrastructure and public institutional facilities.

6. No practical alternative to location of the development exists that will not disturb the Sensitive Area or Vegetated Corridor.

The preferred alternative limitations of the topography to provide the neighborhood roadways through the side and provides the public benefit of an elementary school to the surrounding neighborhood. The other alternatives either cannot meet the roadway slope and transportation requirements or do not provide the best use for the southern end of the site as a public institutional use. The site plan alternatives that attempted to avoid direct impact to Wetland A (4,030 sf) were found to be unfeasible since routing the roadway to the north would not allow adequate distance to the adjacent roadway to the north and the road grade would exceed the maximum of 15% slope. Additionally, indirect impacts to the wetland will still result because the road and the rest of the development to the north will divert the stormwater sources to the wetlands and effectively eliminate them anyway.

7. Proposed encroachment provides public benefits.

While the proposed development impacts the wetland and VC on site, off-site wetland mitigation at a mitigation bank will provide a greater benefit to the surrounding Tualatin River watershed than could be achieved on site. Existing water quality function within the wetland and adjacent VC in the interior of the site are low due to the impacted connection to downstream waters. Water quality benefits provided by

the exiting VC on site, which are already limited, will be replaced by the proposed off-site mitigation and on-site CWS stormwater quality standards for the proposed development. The proposed 1,754 sf on-site and 8,225 sf off-site mitigation (at the Vineyard subdivision to the east) will provide a greater than 1.5:1 ratio to benefit both on-site water quality function and functions in the surrounding watershed, by providing dense native habitat structure. The site plan also incorporates an 11.2-acre area as a future public institution space into the development, which provides a public benefit (beyond the WQ benefit) to serve both the surrounding South Cooper area and immediate neighborhood.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 17-5, Chapter 3.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 17-5, Section 3.06.1 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 17-5, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. **For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 17-5, Section 3.14.2, Table 3-3.**
13. Removal of invasive non-native species by hand is required in all Vegetated Corridors rated ""good."" Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.
14. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 17-5, Appendix A, and shall

- include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
15. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Vegetation and Animal Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
 16. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 17-5, Appendix A).
 17. **Maintenance and monitoring requirements shall comply with R&O 17-5, Section 2.12.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**
 18. **Performance assurances for the Vegetated Corridor shall comply with R&O 17-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2.**
 19. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services shall require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a ""STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY"" to be granted to the City or Clean Water Services.**
 20. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
 21. **A Maintenance Plan shall be included on final plans** including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
 22. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
 23. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3667 with any questions.

Stacy Benjamin

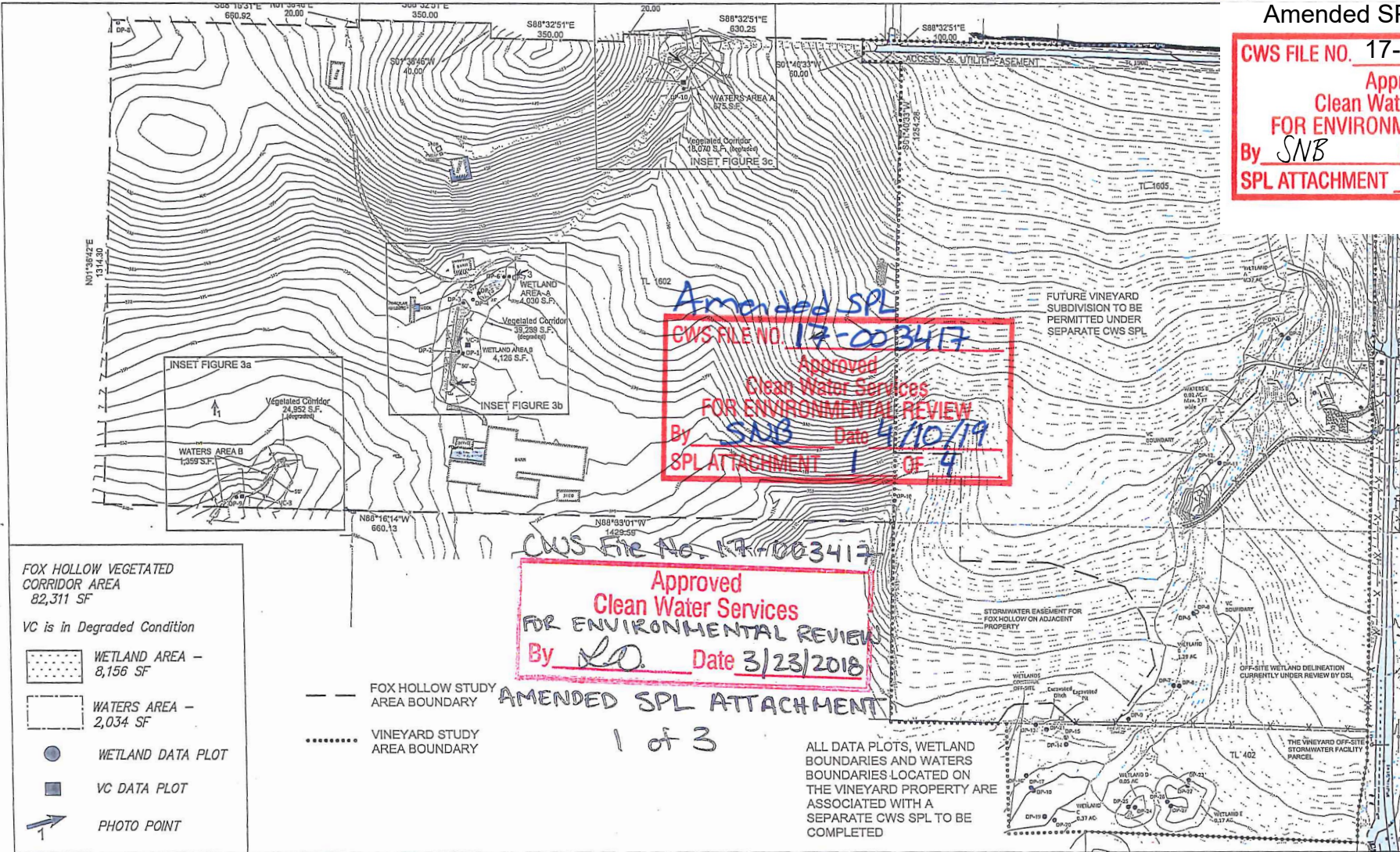
Stacy Benjamin
Environmental Plan Review

Attachments (4)

Site Delineation Concurred Under:
 DSL File No. WD#2017-0453

Amended SPL

CWS FILE NO. 17-003417
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 10/10/2023
 SPL ATTACHMENT 1 OF 4



Amended SPL
CWS FILE NO. 17-003417
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 10/10/19
 SPL ATTACHMENT 1 OF 4

CWS File No. 17-003417
CWS FILE NO. 17-003417
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By LO Date 3/23/2018

CWS FILE NO. 17-003417
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By L.D. Date 9/19/2018
 SPL ATTACHMENT 1 OF 4

- FOX HOLLOW VEGETATED CORRIDOR AREA
 82,311 SF
- VC is in Degraded Condition
- WETLAND AREA - 8,156 SF
 - WATERS AREA - 2,034 SF
 - WETLAND DATA PLOT
 - VC DATA PLOT
 - PHOTO POINT

- FOX HOLLOW STUDY AREA BOUNDARY
- VINEYARD STUDY AREA BOUNDARY

AMENDED SPL ATTACHMENT
 1 of 3

ALL DATA PLOTS, WETLAND BOUNDARIES AND WATERS BOUNDARIES LOCATED ON THE VINEYARD PROPERTY ARE ASSOCIATED WITH A SEPARATE CWS SPL TO BE COMPLETED

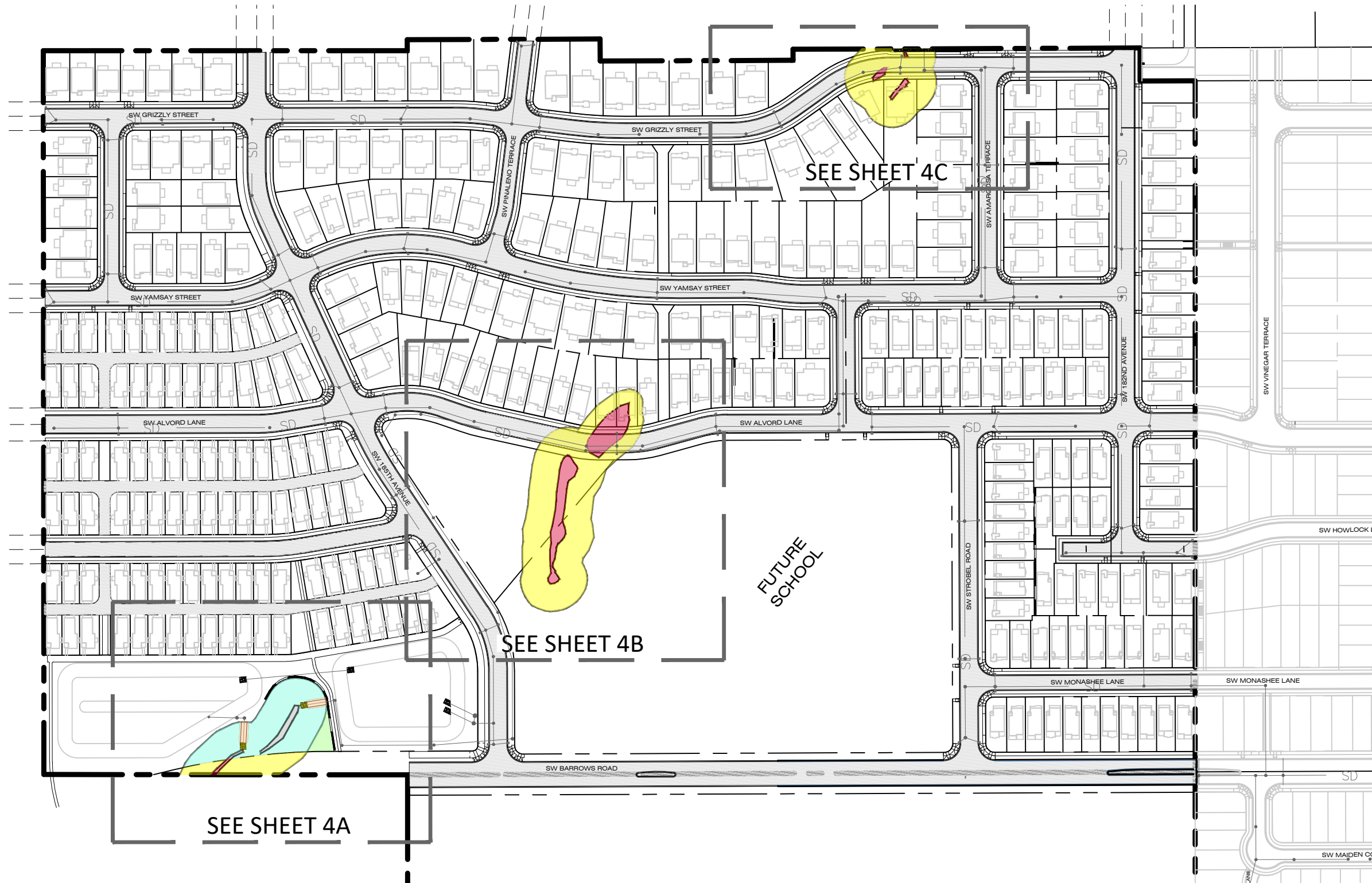
2' Contours

Figure 3

Amended SPL

CWS FILE NO. 17-003417
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
 By SNB Date 10/10/2023
SPL ATTACHMENT 2 OF 4

LEGEND		
AREA DESCRIPTION	AREA (SF)	PLANTINGS
WATERS AREA - EXISTING TO REMAIN	1,129	-
SENSITIVE AREA - PERMANENT IMPACT	9,061	-
VEGETATED CORRIDOR - ENHANCEMENT AREA	17,980	180 TREES, 899 SHRUBS
VEGETATED CORRIDOR - TEMPORARY IMPACT ENHANCEMENT AREA	1,110	11 TREES, 56 SHRUBS
VEGETATED CORRIDOR - PERMANENT IMPACT	63,341	-
VEGETATED CORRIDOR - MITIGATION AREA	1,754	18 TREES, 88 SHRUBS
OFFSITE MITIGATION AREA	8,825	



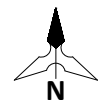
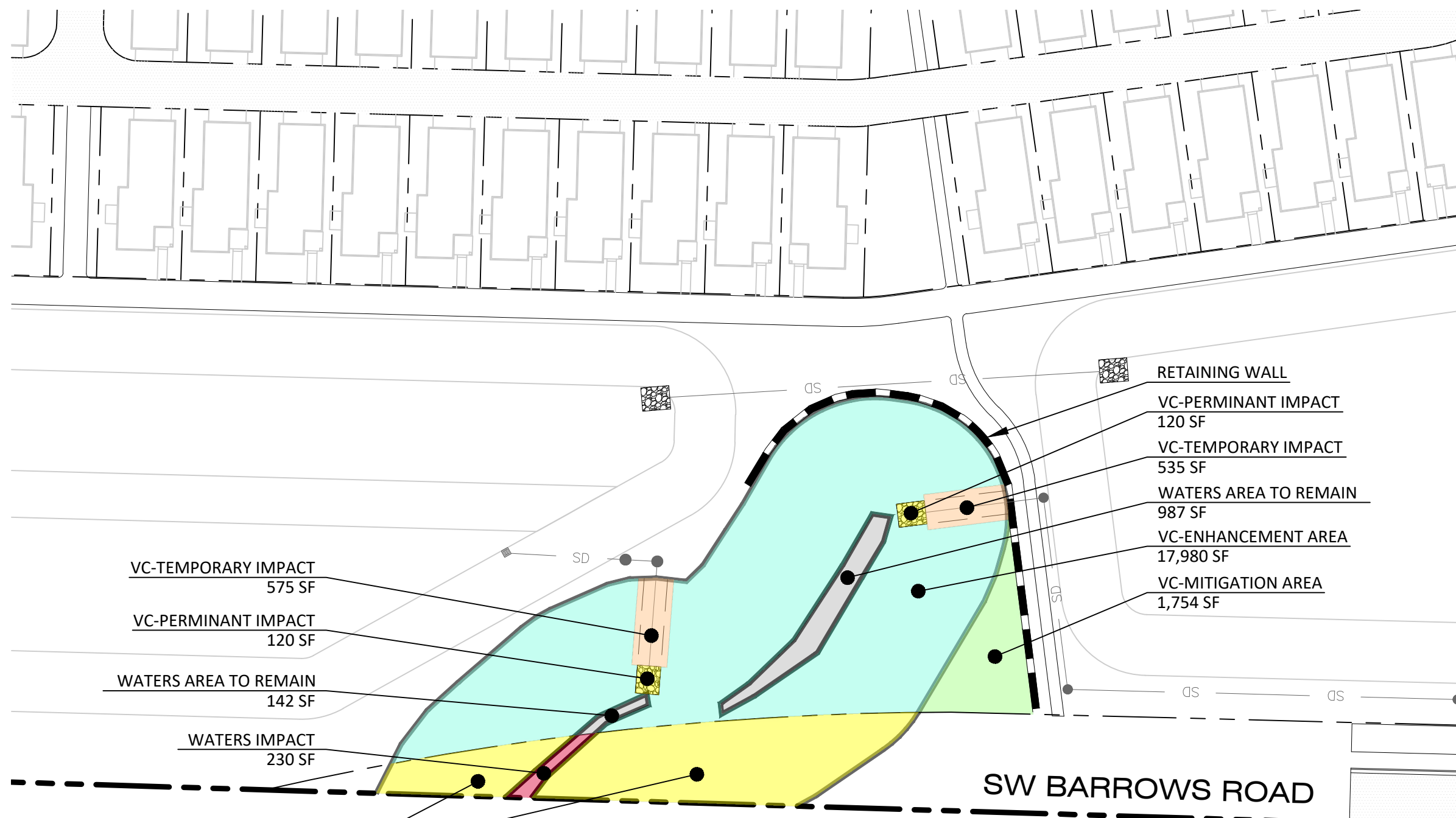
PREPARED BY:
STANDRIDGE
 PLANNING ENGINEERING SURVEYING
 M 703 Broadway St, Suite 610
 Vancouver, WA 98660
 O 560.597.9240 F 888.750.4981
 WWW.STANDRIDGEINC.COM

WETLAND AND BUFFER IMPACTS

FOX HOLLOW
 BEAVERTON, OREGON

PROJECT NO.: NHC002
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 09/13/2023

SHEET



PREPARED BY:
STANDRIDGE
 PLANNING ENGINEERING SURVEYING
 M 703 Broadway St, Suite 610
 Vancouver, WA 98660
 O 360.597.9240 F 888.750.4981
 WWW.STANDRIDGEINC.COM

WETLAND AND BUFFER IMPACTS
 FOX HOLLOW
 BEAVERTON, OREGON

Amended SPL
 CWS FILE NO. 17-003417
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 10/10/2023
 SPL ATTACHMENT 3 OF 4

PROJECT NO.: NHC002
 DESIGN BY: CDB
 REVIEWED BY: LKS
 DATE: 09/13/2023

SHEET

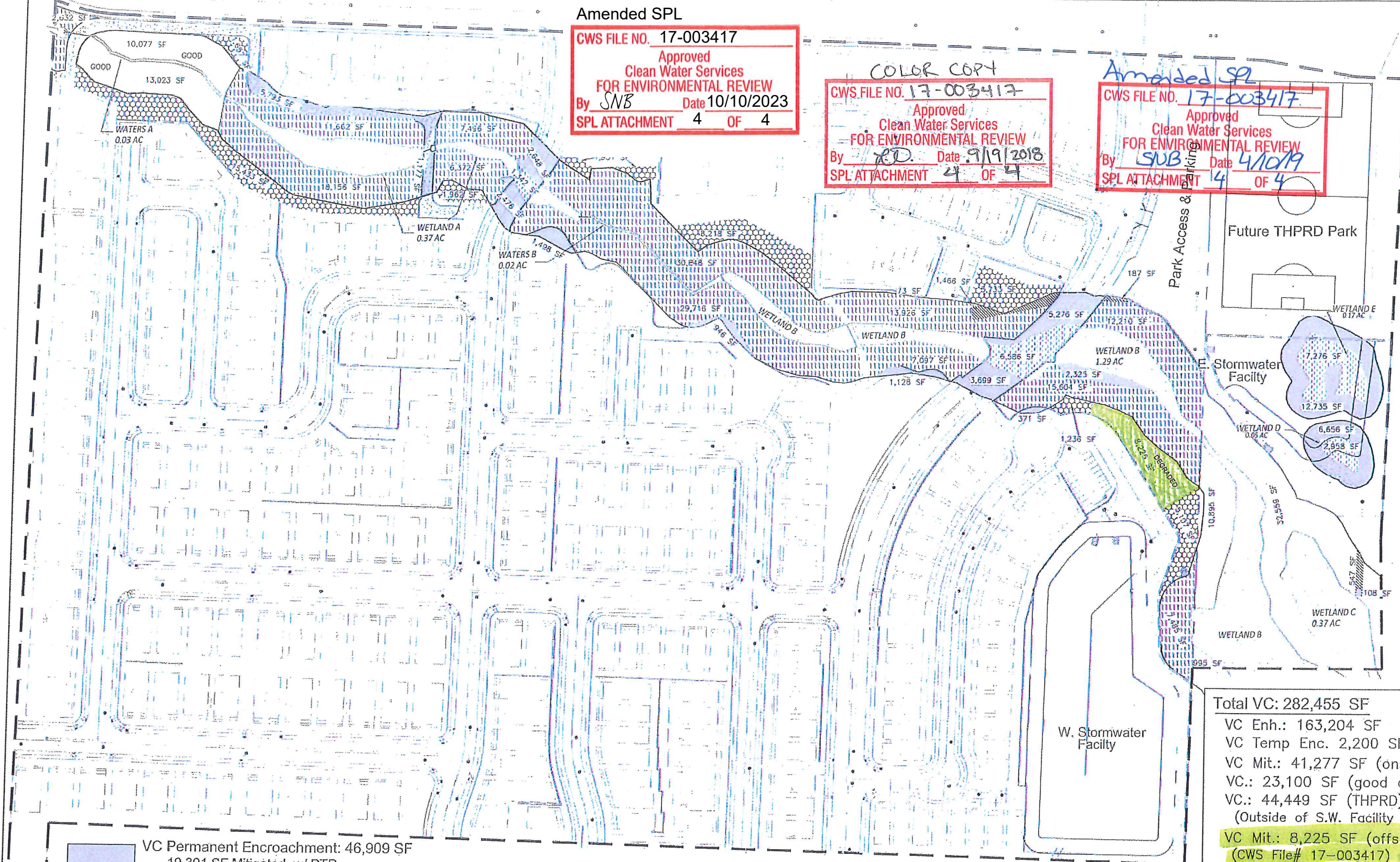
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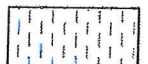
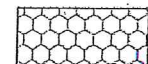
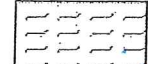

Amended SPL

CWS FILE NO. 17-003417
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 10/10/2023
 SPL ATTACHMENT 4 OF 4

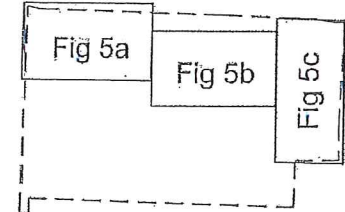
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 CWS FILE NO. 17-003417
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By ED Date 9/19/2018
 SPL ATTACHMENT 4 OF 4

Amended SPL
 CWS FILE NO. 17-003417
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By SNB Date 4/10/19
 SPL ATTACHMENT 4 OF 4




-  VC Permanent Encroachment: 46,909 SF
 19,391 SF Mitigated w/ PTP
 27,518 SF Mitigated onsite
-  VC Temporary Encroachment: 2,200 SF
 Trees 22 & Shrubs 110
-  Sensitive Area Impacts: 17,372 SF
-  Onsite VC Mitigation: 41,277 SF (1.5:1 ratio)
 Trees 413 & Shrubs 2,064
-  VC Enhancement: 163,204 SF
 Trees 1,632 & Shrubs 8,160
-  VC Offsite Mitigation: 8,225 SF
 (CWS File# 17-003417)

Total VC: 282,455 SF
 VC Enh.: 163,204 SF
 VC Temp Enc. 2,200 SF
 VC Mit.: 41,277 SF (onsite)
 VC.: 23,100 SF (good cond.)
 VC.: 44,449 SF (THPRD)
 (Outside of S.W. Facility Esmt.)
 VC Mit.: 8,225 SF (offsite)
 (CWS File# 17-003417)
 Total VC Mitigation: 60,668 SF
 Onsite Mitig.: 41,277 SF (1.5:1)
 PTP Mitig.: 19,391 SF
 Wetland/Waters Area: 2.3 AC
 --- Study Area: 60.74 AC



107 SE Washington St.
 Suite 249
 Portland, OR 97214
 Phone: 503.478.0424
 www.esapdx.com



Environmental
 Science &
 Assessment, LLC

Off-site Mitigation at
 Vineyard at Cooper Mountain
 Beaverton, Oregon

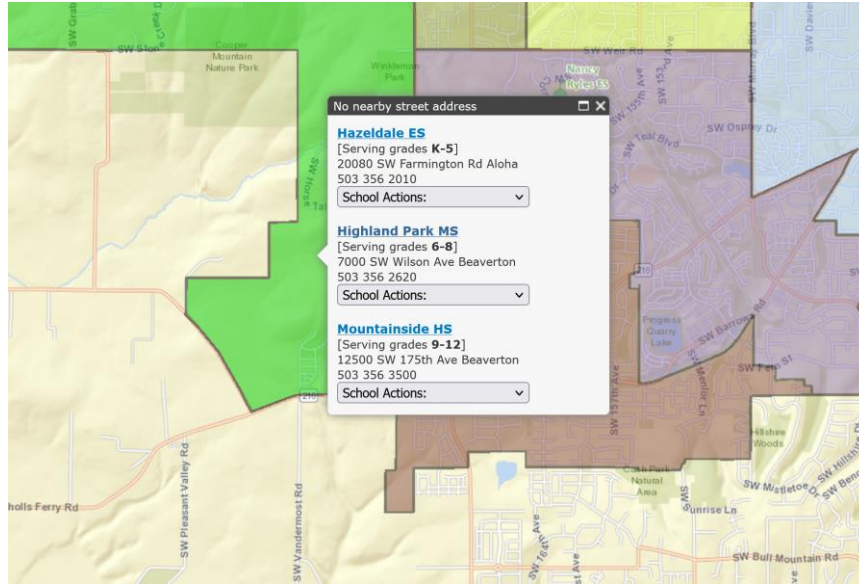
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Base Map Source:
 Pioneer Design
 Group, Inc.
 Mod. By: KR
 Date: 6/18
 Job: 17038
 Rev: 7/18

Figure 5

10/2/2023

School Service Provider Statement
Fox Hollow
East of SW Tile Flat Road and North of SW Scholls Ferry Road



Proposed Unit Types	Total Units
Single Family Detached	236
Single Family Attached/Small Lot	87
Multi-Family (Affordable)	0
Multi-Family	0
Total	323

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)	104
Middle School (6-8)	48
High School (9-12)	43
Total	195

The proposed development will be served by the following schools:

Current Attendance Boundary	Utilization of Capacity Fall 2022
Hazeldale Elementary	61%
Highland Park Middle School	81%
Mountainside High School	80%

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

10/2/2023

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.

Received
Planning Division
1/26/2024

FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: TNHC Oregon LLC
Address: 15455 NW Greenbrier Parkway, Suite 240
Beaverton, OR 97006
Phone: 503.313.7795
Email: pverdadero@nwfm.com
Site Address: The site is located west of SW Tile Flat Road
and north of SW Scholls Ferry Road
City: Beaverton
Map & Tax Lot #: 1S131000 Tax Lots Tax Lots 2000, 2100,
2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100,
3200, 3300 and 3400.
Business Name: _____
Land Use/Building Jurisdiction: City of Beaverton
Land Use/ Building Permit # PA2023-00501

Choose from: **Beaverton**, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

This proposal involves a modification to an existing PUD and Preliminary Subdivision to include small, medium, standard and large size single-family detached lots. The previously approved PUD included multi-family housing which will is no longer included in the current proposal. There is no change proposed to the school (Phases 3 and 4).

Permit/Review Type (check one):

■ **Land Use / Building Review - Service Provider Permit**

- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2023-0163
Permit Type: COB - SPP
Submittal Date: 9/26/2023
Assigned To: DFM FOSTER
Due Date: 10/12/2023
Fees Due: 0
Fees Paid: 0

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

DFM Jeremy Foster 10/12/23
Fire Marshal or Designee Date

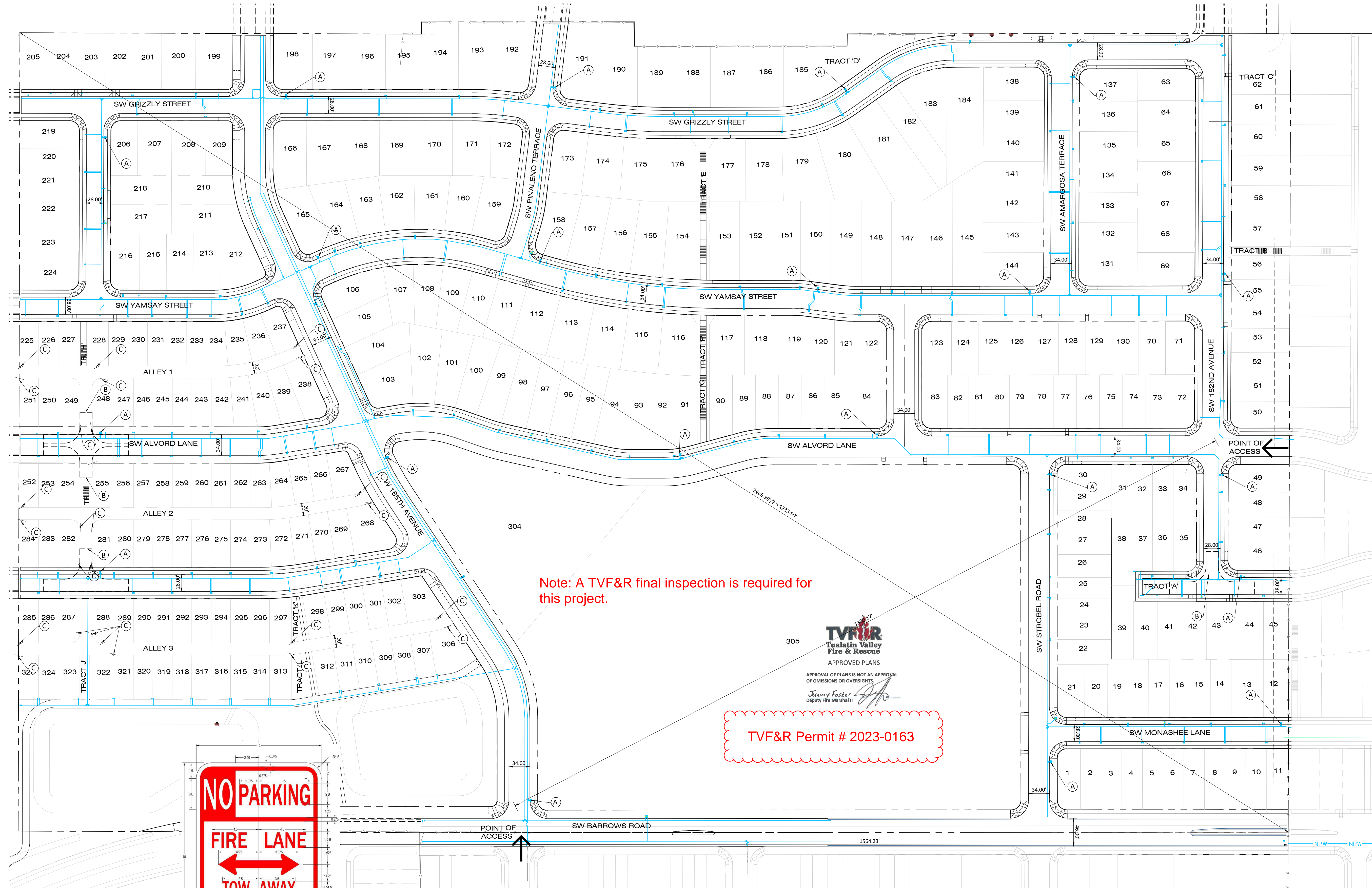
Conditions: _____

See Attached Conditions: Yes No

Site Inspection Required: Yes No

This section used when site inspection is required:
Inspection Comments:

Final TVFR Approval Signature & Emp ID _____ Date _____



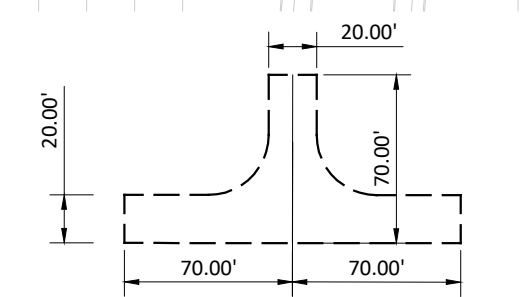
Note: A TVF&R final inspection is required for this project.

TVF&R
 Tualatin Valley Fire & Rescue
 APPROVED PLANS
 APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS
 Jeremy Foster
 Deputy Fire Marshal II

TVF&R Permit # 2023-0163



FIRE LANE NO PARKING SIGN DETAIL



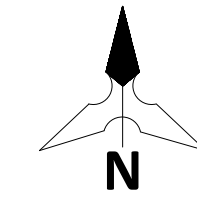
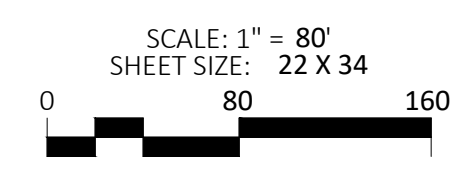
FIRE TRUCK TURNAROUND DETAIL

GENERAL NOTES:

1. FIRE ACCESS ROADS LOCATED ONSITE ARE TO BE DESIGNED TO SUPPORT AN APPARATUS WEIGHING 75,000 LBS GROSS VEHICLE WEIGHT.
2. FIRE FLOW TESTING WILL BE PROVIDED AS A DEFERRED SUBMITTAL TO FS-1.
3. ANY PROPOSED FIRE HYDRANT AT RISK OF BEING HIT BY VEHICLES SHALL BE PROTECTED WITH BOLLARDS PER CITY OF BEAVERTON STANDARDS.
4. THE MINIMUM REQUIRED FIRE FLOW IS 1000 GPM AT 20 PSI FOR 4 HOURS.
5. ROAD GRADES FOR ALL PUBLIC AND PRIVATE ROADS DO NOT EXCEED 15% SLOPES.
6. FIRE ACCESS FOR LOTS 306-323 IS FROM ALLEY 3

KEYNOTES

- A. PROPOSED FIRE HYDRANT
- B. FIRE TRUCK TURNAROUND, SLOPES WITHIN TURNAROUND DO NOT EXCEED 5% SLOPES
- C. NO PARKING FIRE LANE SIGN LOCATION, SEE DETAIL





Plan 3004A
1/4" = 1'-0"

FRONT ELEVATION
MODERN FARMHOUSE



Plan 3004B
1/4" = 1'-0"

FRONT ELEVATION
CONTEMPORARY FRENCH



Plan 3004D
1/4" = 1'-0"

FRONT ELEVATION
CONTEMPORARY TUDOR



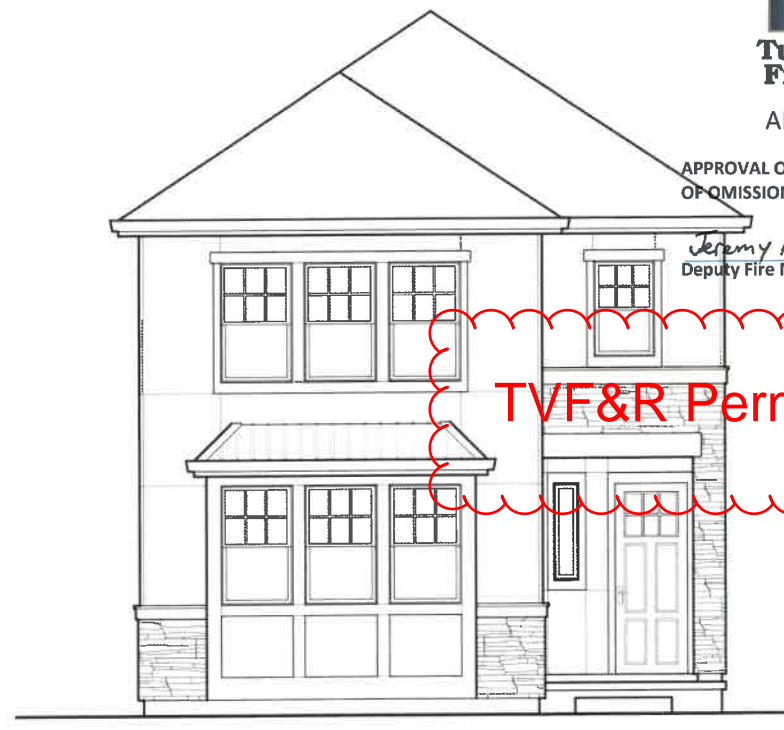
Plan 2410A
1/4" = 1'-0"

FRONT ELEVATION
MODERN FARMHOUSE



Plan 2410B
1/4" = 1'-0"

FRONT ELEVATION
CONTEMPORARY CRAFTSMAN



Plan 2410C
1/4" = 1'-0"

FRONT ELEVATION
CONTEMPORARY FRENCH

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PROJECT:
FOX HOLLOW
BEAVERTON, OREGON

PREPARED FOR:
NEW HOME CO.
move forward



APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jeremy Foster
Deputy Fire Marshal II



NAME
ELEVATIONS
TVF&R Permit # 2023-0163

PROJECT NO.: NHC002
DESIGN BY: CDB
REVIEWED BY: LKS
DATE: 10/15/2023

SHEET

FS-2