

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

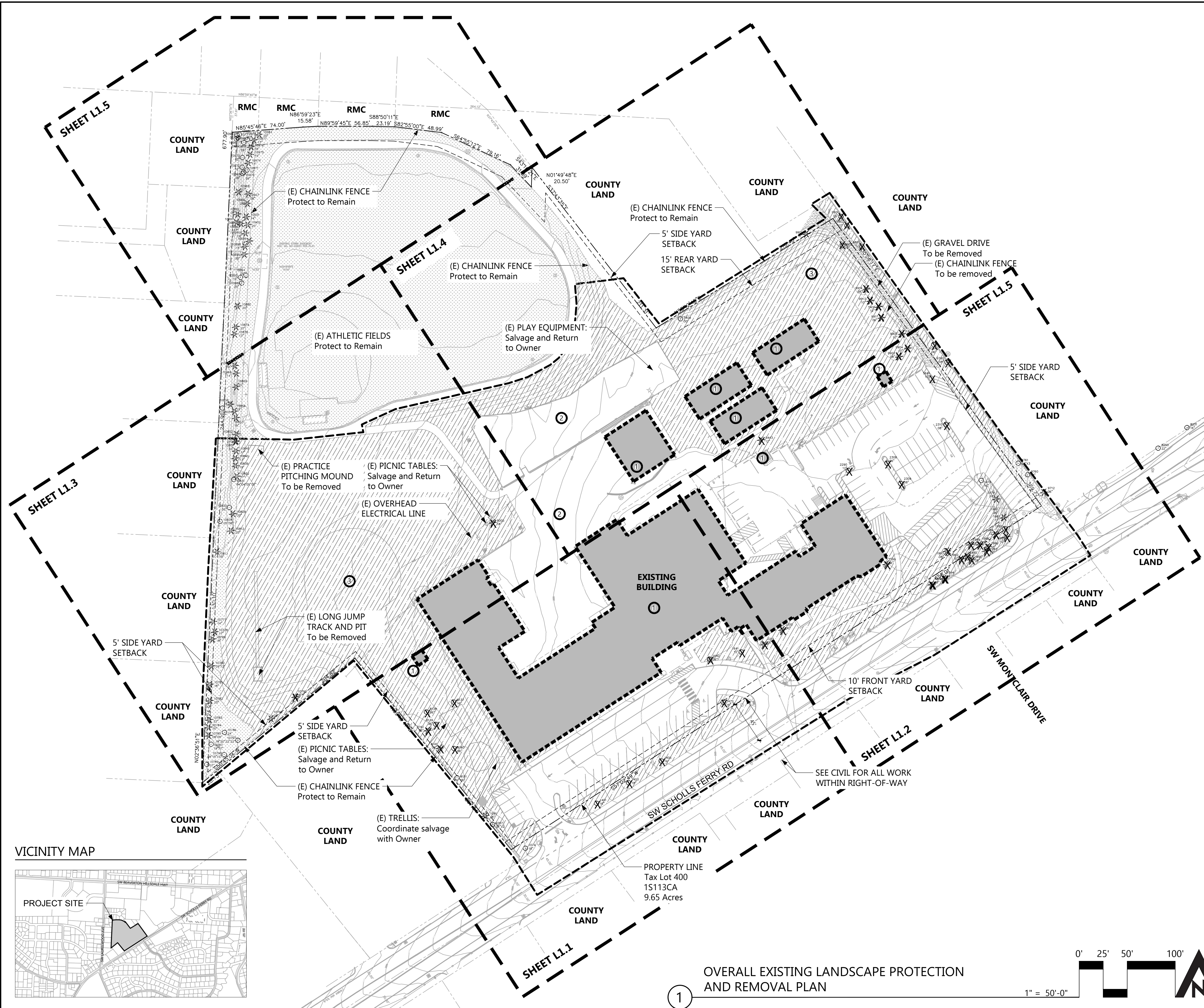
- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.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

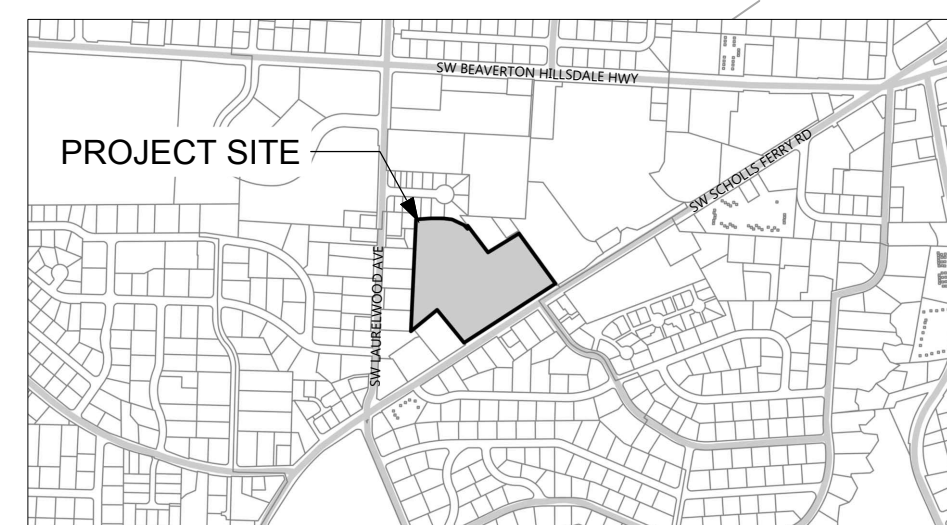
Date _____

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

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



VICINITY MAP



GENERAL NOTES

1. SURVEY INFORMATION PROVIDED BY:
HHPR
205 SE SPOKANE STREET, SUITE 200
PORTLAND, OR 97202
P: 503-221-1131
DATED:
2. VERIFY EXACT LOCATIONS AND ROUTING OF EXISTING UNDERGROUND UTILITIES PRIOR TO STARTING EXCAVATION. REPAIR ANY DAMAGE TO EXISTING PIPES, UTILITIES OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE IN A MANNER APPROVED BY OWNER'S REPRESENTATIVE.
3. BARRICADE AND PROTECT TRUNKS, LIMBS, ROOTS AND ROOT ZONES BEYOND DRIPLINE OF EXISTING TREES AND PLANT MATERIALS TO REMAIN AS DIRECTED BY OWNER'S REPRESENTATIVE. CUT NO LIMBS OR ROOTS LARGER THAN 1.5" IN DIAMETER WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE. NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY EXCAVATION WITHIN PROTECTION AREAS.
4. ALL SITE ELEMENTS TO BE REMOVED TO ALLOW FOR NEW IMPROVEMENTS. COORDINATE WITH DISTRICT FOR ALL ITEMS TO BE SALVAGED.
5. REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR EXISTING UTILITIES AND ASSOCIATED WORK.

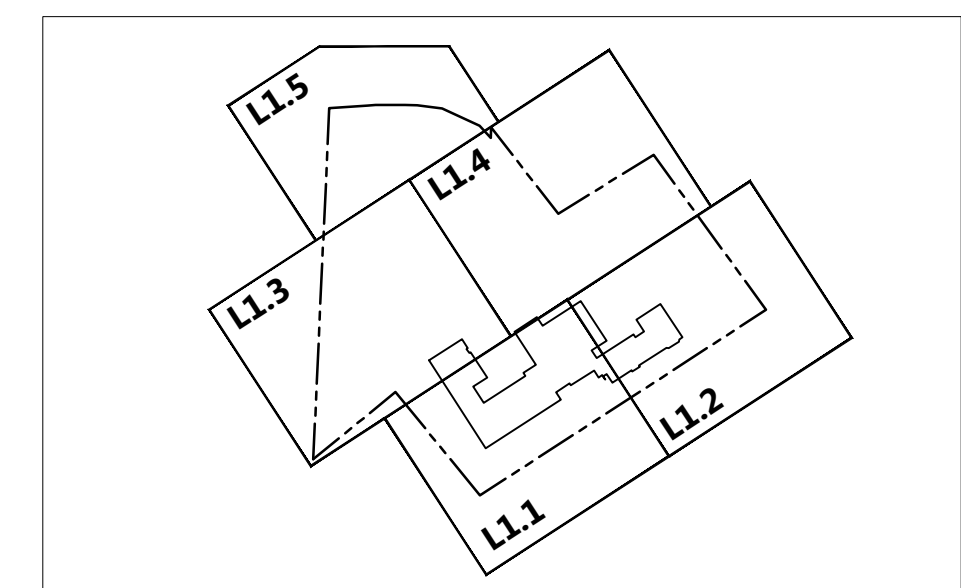
KEY NOTES

- 1 DEMO ALL BUILDINGS AND STRUCTURES TO ALLOW FOR NEW IMPROVEMENTS. REFER TO CIVIL.
- 2 OUTDOOR PLAY AREA: COORDINATE ITEMS TO BE SALVAGED WITH DISTRICT.
- 3 REMNANT BALLFIELD AREAS: COORDINATE ITEMS TO BE SALVAGED WITH DISTRICT

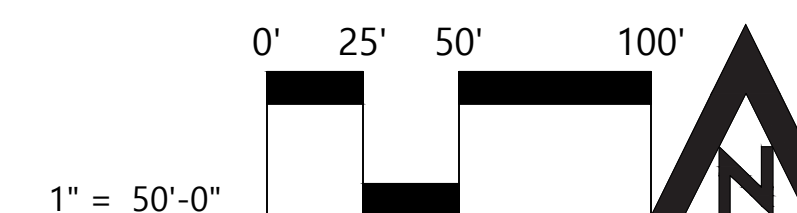
LEGEND

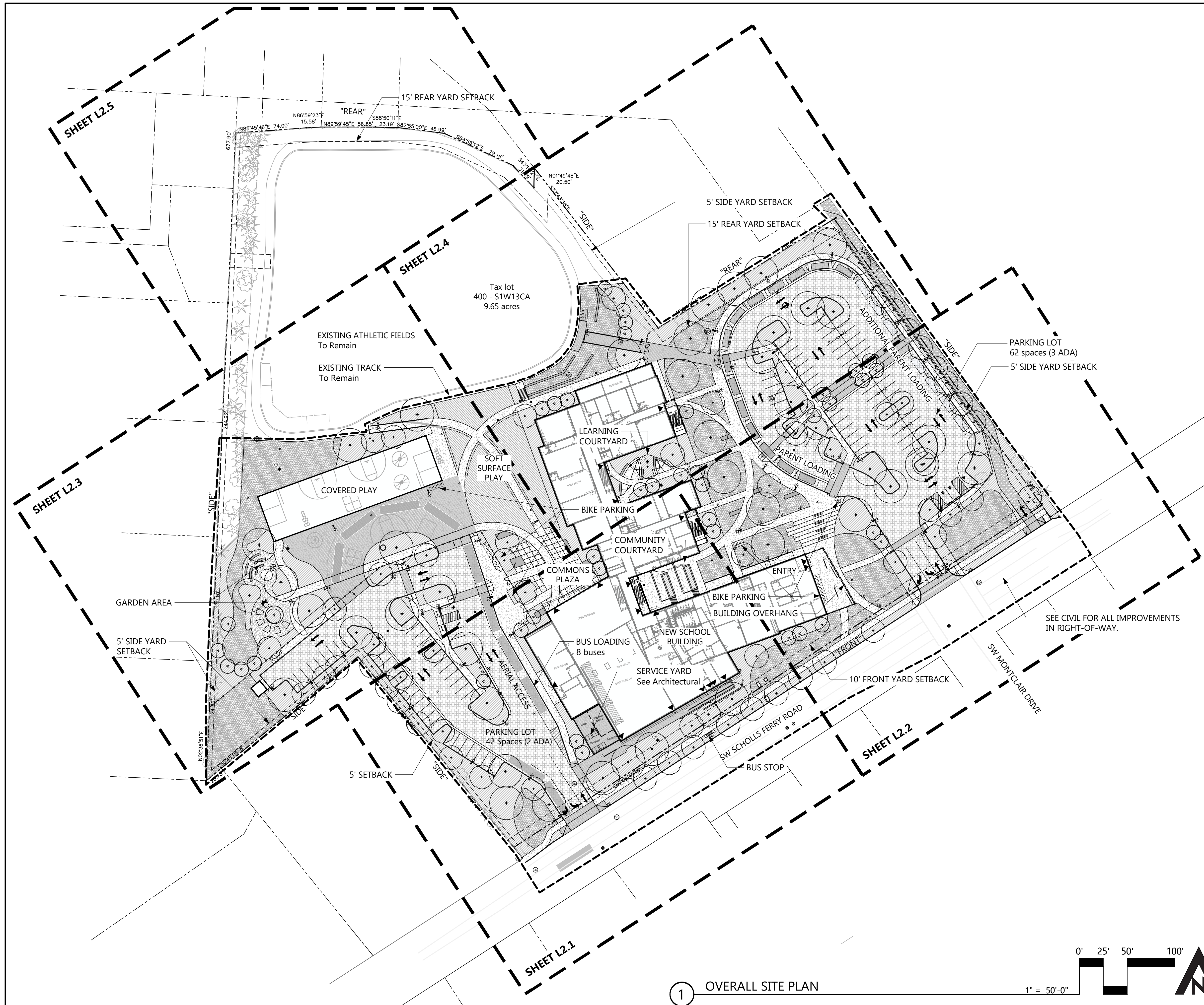
	PROPERTY LINE
	LIMIT OF PROPOSED WORK
	MINIMUM SETBACK Per City of Beaverton
	PROPERTY LINE DIMENSIONS
	DEMO (E) BUILDING See Civil
	(E) TREES Protect to remain
	(E) TREES To be removed
	(E) LANDSCAPE AREA To be Removed
	(E) LANDSCAPE AREA Protect to remain
	(E) TREE CANOPY (CAN) AND 5-FT OFFSET (CRITICAL ROOT ZONE)

SHEET KEY



1 OVERALL EXISTING LANDSCAPE PROTECTION AND REMOVAL PLAN





SITE PLAN NOTES

1. SURVEY INFORMATION PROVIDED BY:
 HHPR
 205 SE SPOKANE STREET, SUITE 200, PORTLAND, OR 97202
 P: 503-221-1131
 DATED: 07-29-16
2. VERIFY EXACT LOCATIONS AND ROUTING OF EXISTING UNDERGROUND UTILITIES PRIOR TO STARTING EXCAVATION. REPAIR ANY DAMAGE TO EXISTING PIPES, UTILITIES OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE IN A MANNER APPROVED BY OWNER'S REPRESENTATIVE.
3. BARRICADE AND PROTECT TRUNKS, LIMBS, ROOTS AND ROOT ZONES BEYOND DRIPLINE OF EXISTING TREES AND PLANT MATERIALS TO REMAIN AS DIRECTED BY OWNER'S REPRESENTATIVE. CUT NO LIMBS OR ROOTS LARGER THAN 1.5" IN DIAMETER WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE. NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY EXCAVATION WITHIN PROTECTION AREAS.
4. ALL ACCESSIBLE COMPONENTS INCLUDING, BUT NOT LIMITED TO, SIGNS, RAMPS, TACTILE WARNINGS, MARKINGS, ETC. SHALL CONFORM TO ALL OREGON STATE STANDARDS TO PARKING FOR ACCESS FOR THE DISABLED.
5. SW SCHOLLS FERRY ROAD: REFER TO CIVIL FOR ALL WORK WITHIN THE RIGHT-OF-WAY AS REQUIRED FOR STREET IMPROVEMENTS.

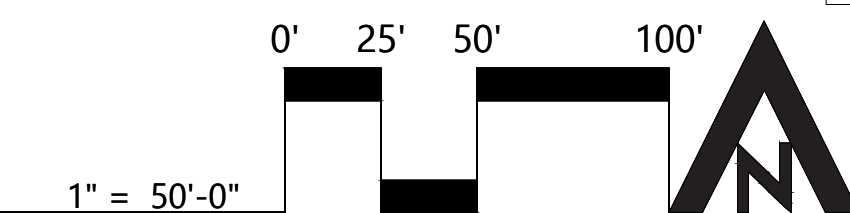
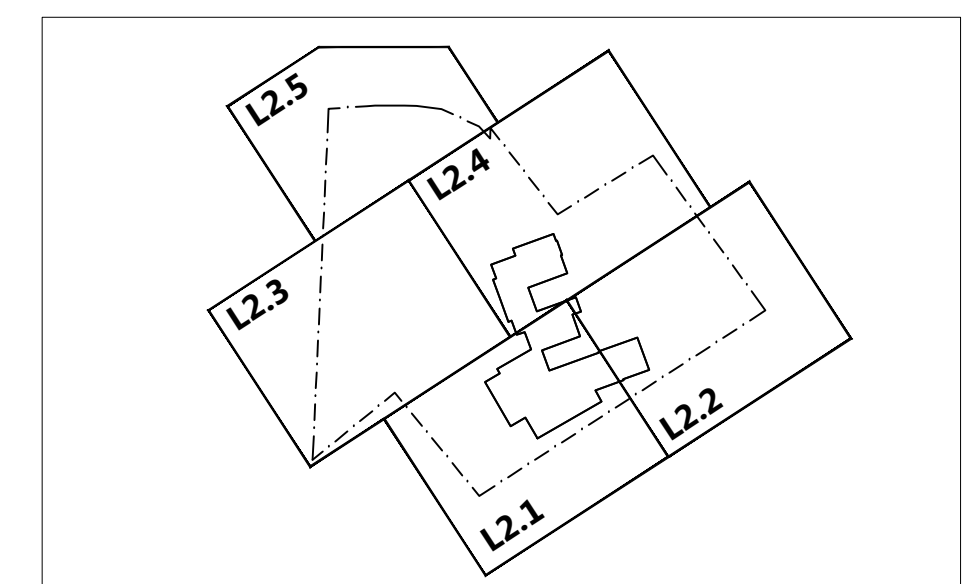
LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- MINIMUM SETBACK
Per City of Beaverton
- PROPERTY LINE DIMENSIONS
S88°50'11"E 23.19'
- EXISTING TREES
Protect to remain
- PROPOSED TREE

PARKING COUNTS

VEHICLE PARKING:	104 Spaces (5 accessible)
BIKE PARKING:	88 spaces

SHEET KEY



1 OVERALL SITE PLAN

**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: DLR Group (c/o Jane Gooding)
 Address: 110 SW Yamhill St, Suite 105, Portland, OR 97204
 Phone: 503-200-3966
 Email: jgooding@dlrgroup.com
 Site Address: 5225 SW Scholls Ferry Road
 City: Portland, OR 97225
 Map & Tax Lot #: 1S113CA00400
 Business Name: Raleigh Hills School
 Land Use/Building Jurisdiction: City of Beaverton
 Land Use/ Building Permit # TBD

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

Demolish existing school and replace with new elementary school.

Note that Owner is:
 Beaverton School District
 16550 SW Merlo Road
 Beaverton, OR 97006

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 # 2022 - 0143
 Permit Type: SPP - COB
 Submittal Date: 11/18/2022
 Assigned To: DFM FOSTER
 Due Date: 12/6/2022
 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  12/6/2022
 Fire Marshal or Designee Date

Conditions:

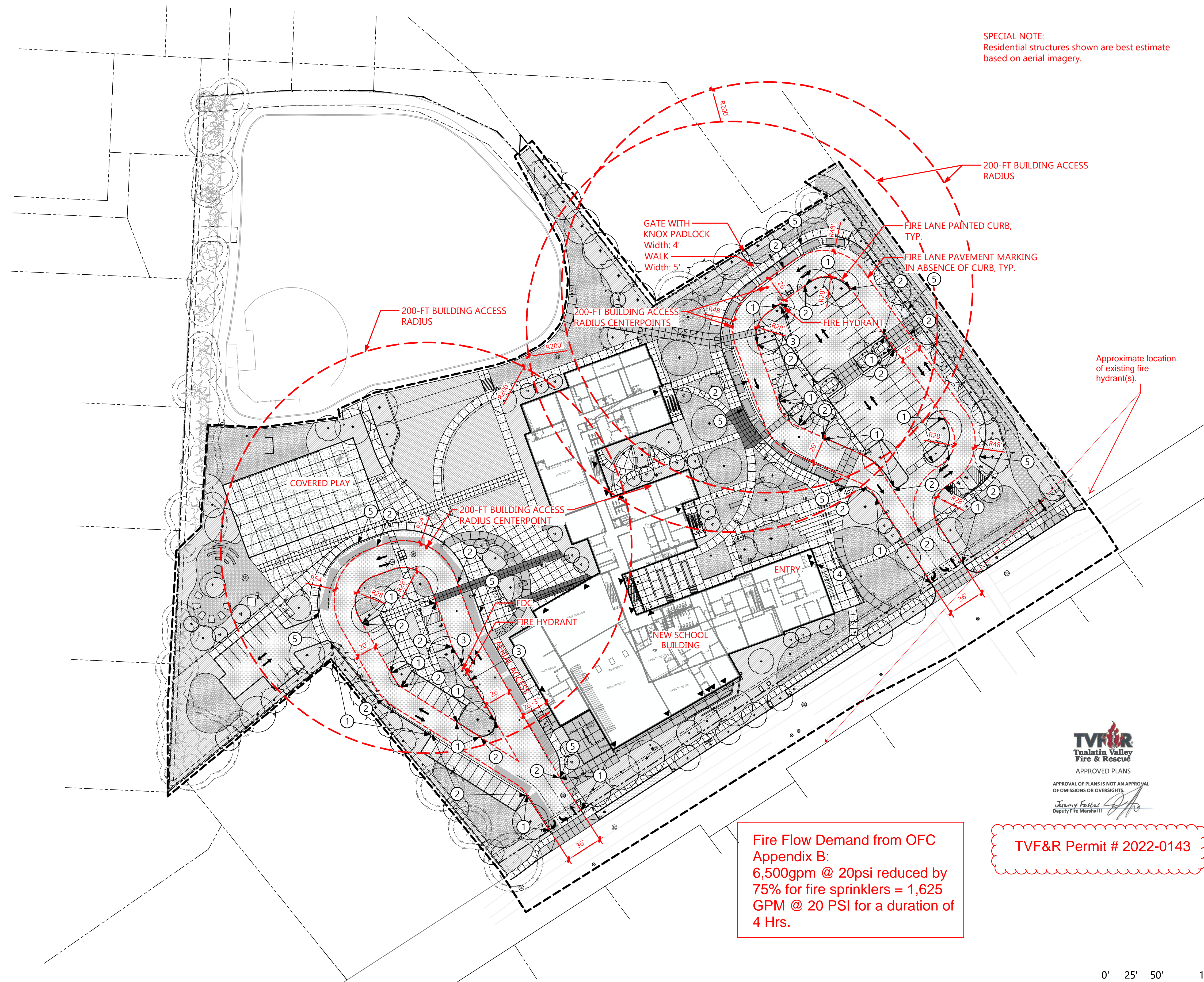
TVFR final inspection required for this project.

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



SPECIAL NOTE:
Residential structures shown are best estimate based on aerial imagery.

LEGEND

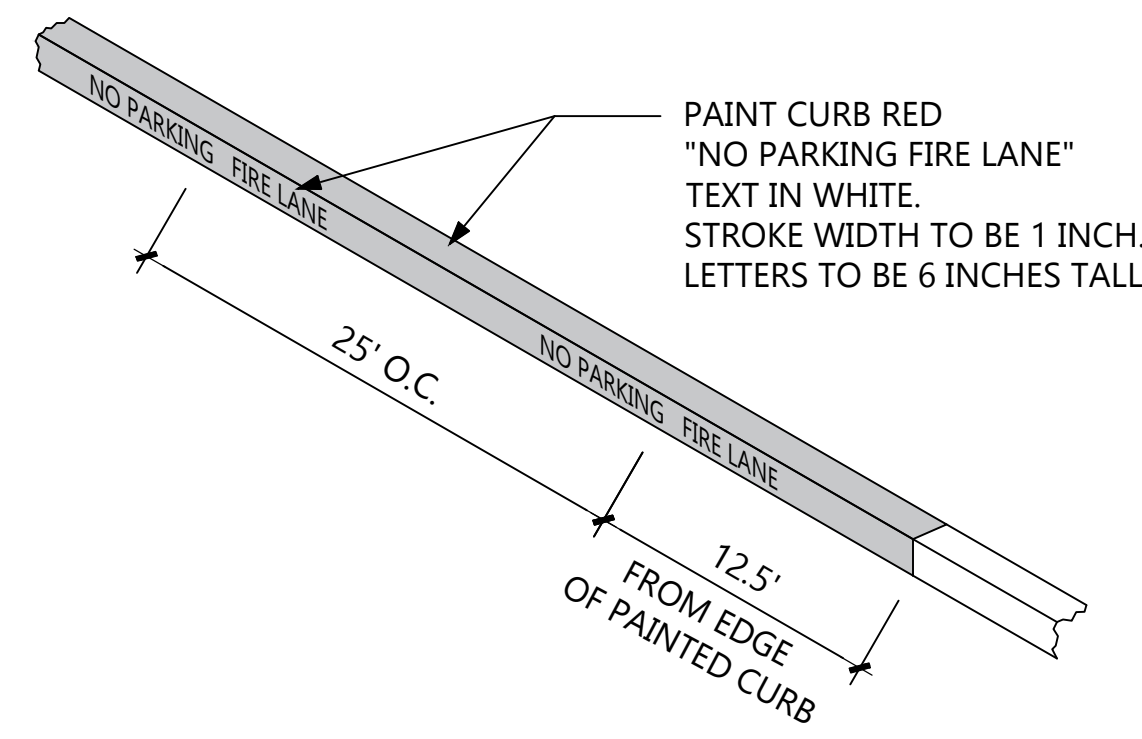
---	PROPERTY LINE
---	LIMIT OF WORK
---	MINIMUM SETBACK Per City of Beaverton
---	FIRE LANE
•	FDC/FIRE HYDRANT
•	BOLLARD

- NOTES**
1. FIRE LANES TO BE ADEQUATELY MARKED.
 2. FIRE LANES WILL BE DESIGNED TO SUPPORT A 75,000 POUND FIRE APPARATUS, WITH 12,500 POUND WHEEL LOAD.
 3. BEAVERTON SCHOOL DISTRICT (OWNER) WILL COORDINATE WITH THE CITY OF BEAVERTON TO SECURE AN ACCESS AGREEMENT FOR NORTH GATE FIREFIGHTER ACCESS TO RESIDENCES.
 4. EMERGENCY RESPONDER RADIO COVERAGE (ERRC) WILL BE A DEFERRED SUBMITTAL.

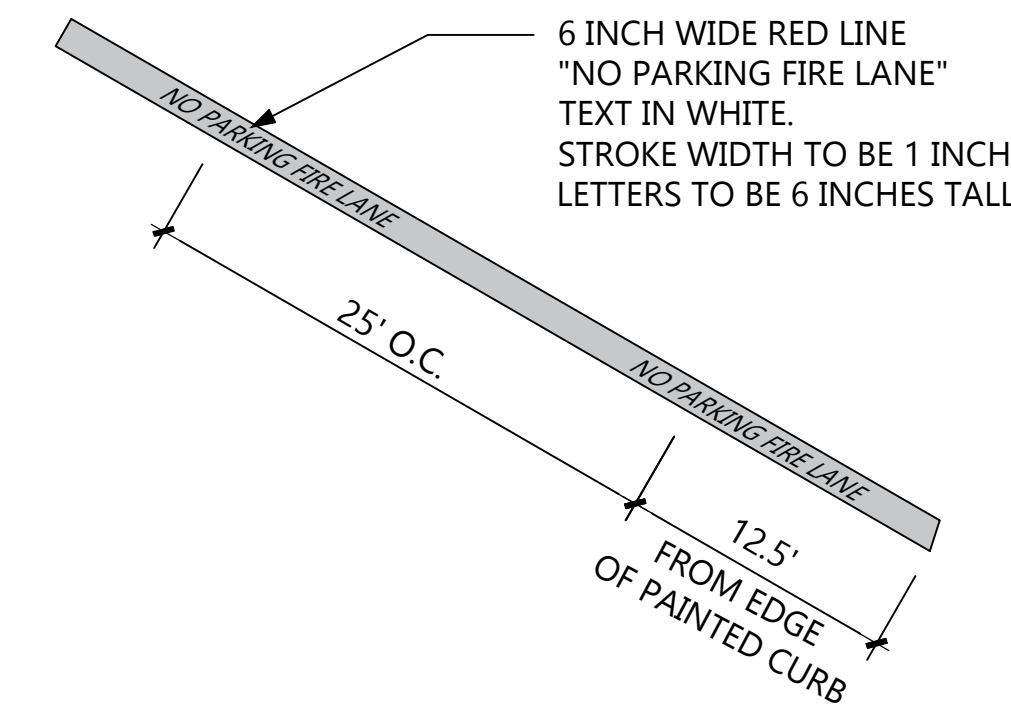
- KEY NOTES**
- 1 CONCRETE CURB PAINTED RED WITH "NO PARKING FIRE LANE" TEXT. DENOTES BEGINNING AND END OF CURB PAINT.
 - 2 6 INCH RED PAVEMENT MARKING WITH "NO PARKING FIRE LANE" TEXT.
 - 3 ALL HYDRANTS AND FDC CONNECTIONS TO HAVE BOLLARDS TO PROTECT THEM, INCLUDING AT CURB LOCATIONS.
 - 4 KNOX BOX TO BE PROVIDED AT MAIN ENTRY, INSTALLT 7-FT ABOVE FINISH GRADE.
 - 5 CONCRETE CURB PAINTED YELLOW. DENOTES BEGINNING AND END OF CURB PAINT.

Fire Flow Demand from OFC Appendix B:
6,500gpm @ 20psi reduced by 75% for fire sprinklers = 1,625 GPM @ 20 PSI for a duration of 4 Hrs.

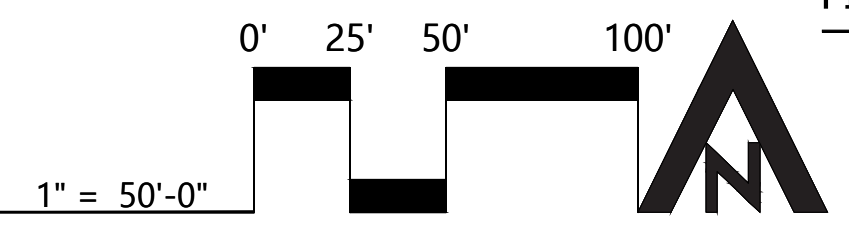
TVF&R Permit # 2022-0143



FIRE LANE PAINTED CURB 1 NTS



FIRE LANE PAVEMENT MARKING 2 NTS



1 FS-1

NOT FOR CONSTRUCTION

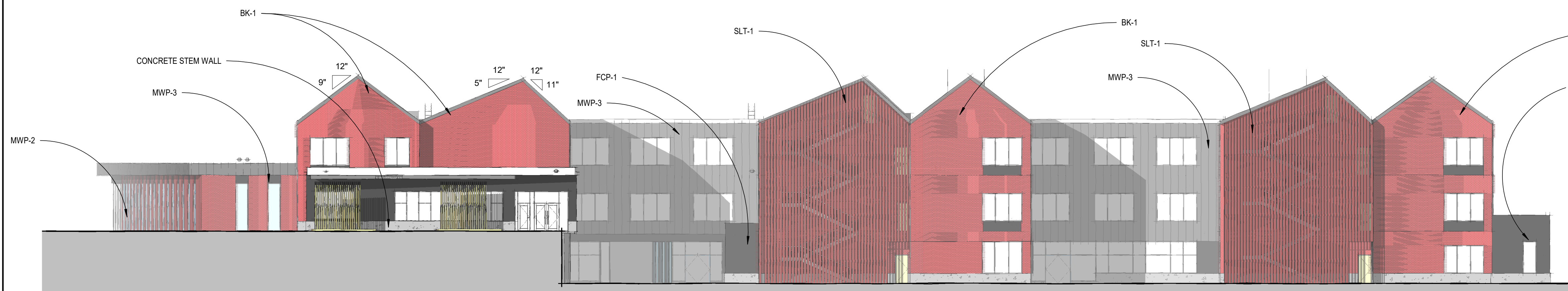
CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING
100 E Broadway, Eugene, OR 97401
541-485-7985
www.cameronmccarthy.com

RALEIGH HILLS SCHOOL
BEAVERTON SCHOOL DISTRICT
5225 SW SCHOLLS FERRY RD
PORTLAND, OR 97225

INITIAL LAND USE SUBMITTAL

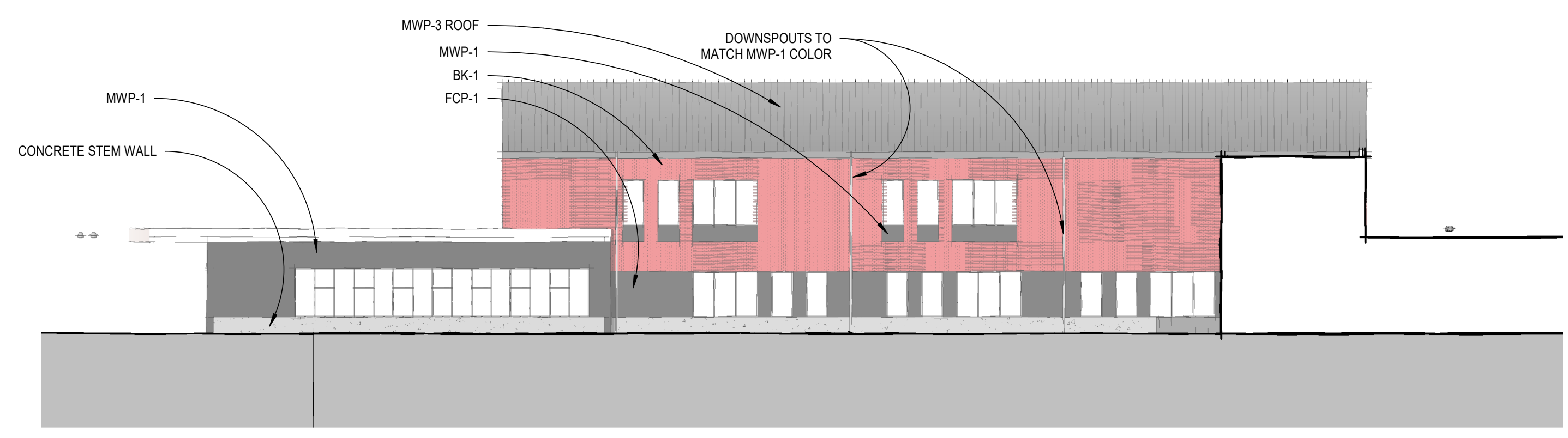
REVISIONS
11.23.22
12.02.22

FS-1

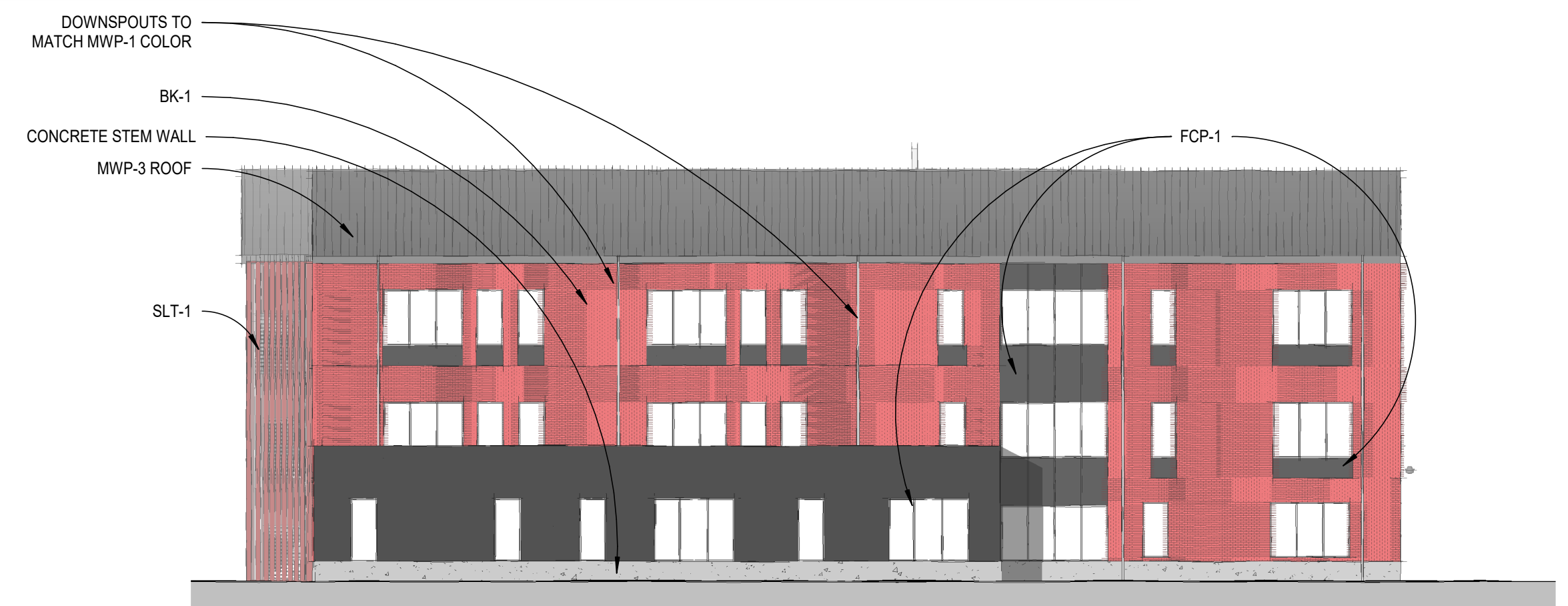


1 Overall Ext Elevation - East
A4.1 SCALE: 1/16" = 1'-0"

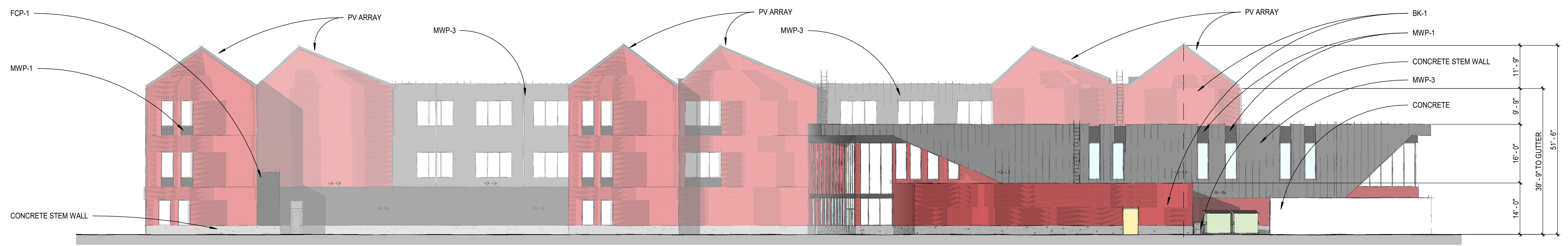
- MATERIAL ABBREVIATIONS (SEE MATERIAL BOARD)**
- GL-1 - STANDARD CLEAR GLAZING
 - GL-2 - TRANSLUCENT GLAZING
 - GL-3 - STANDARD CLEAR GLAZING WITH GLAZING INSERT
 - MWP-1 - FLAT METAL WALL PANEL
 - MWP-2 - WOOD LOOK METAL WALL PANEL
 - MWP-3 - STANDING SEAM METAL WALL PANEL/ROOF PANEL
 - BK-1 - BRICK
 - FCP-1 - FIBER CEMENT PANEL
 - SLT-1 - EXTERIOR STAIR SLAT SCREEN



2 Ext Elevation - North South
A4.1 SCALE: 1/16" = 1'-0"



3 Ext Elevation - North North
A4.1 SCALE: 1/16" = 1'-0"



4 Overall Ext Elevation - West
A4.1 SCALE: 1/16" = 1'-0"



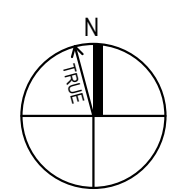
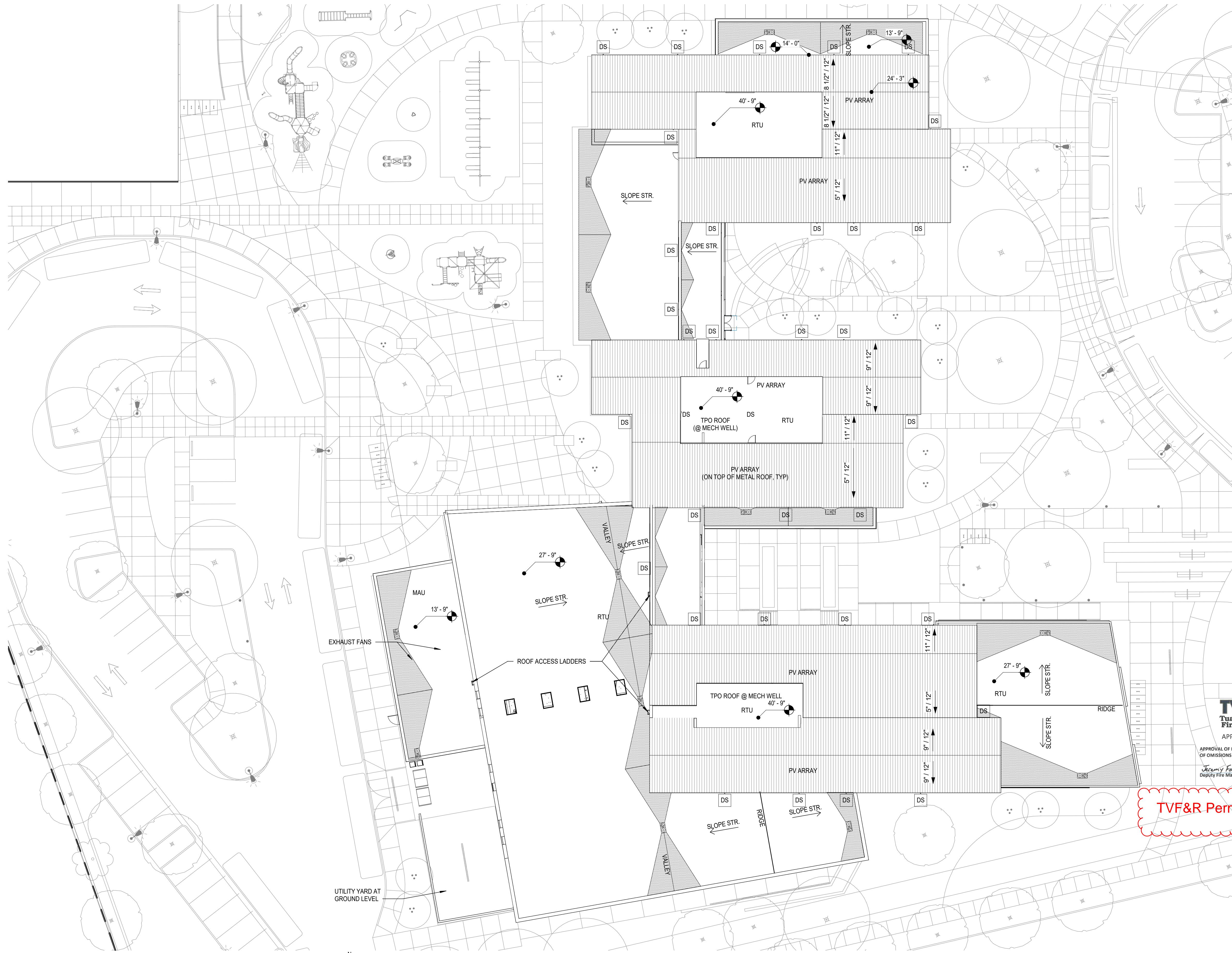
5 Overall Ext Elevation - South
A4.1 SCALE: 1/16" = 1'-0"

TVR
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 # 2022-0143

NOT FOR
CONSTRUCTION

Autodesk Docs://74-22116-00 Beaverton- Raleigh Hills ES Phase II/74-22116-00_RHE_AR_2022.rvt 11/17/2022 10:11:33 AM



OVERALL ROOF PLAN
SCALE: 1" = 20'-0"

ROOF PLAN GENERAL NOTES

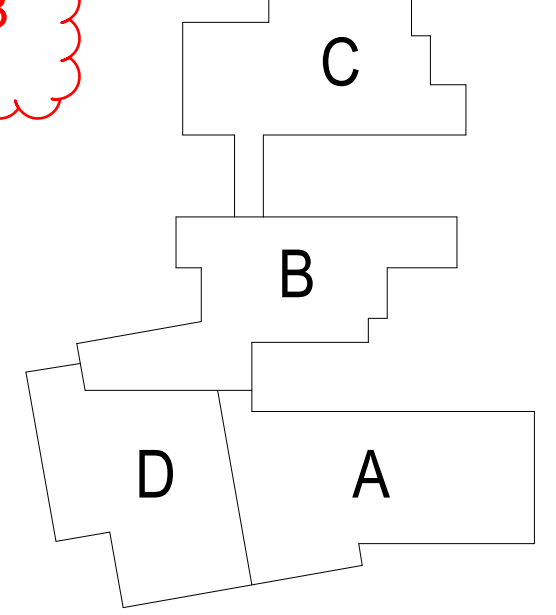
- A. ROOF PLAN GENERAL NOTES APPLY TO ALL ROOF PLAN SHEETS.
- B. ROOF SLOPES ARE CREATED BY SLOPING THE ROOF STRUCTURE UNLESS NOTED OTHERWISE. SEE STRUCTURAL DRAWINGS FOR ELEVATIONS OF THE HIGH AND LOW POINTS TO DETERMINE PROPER TAPER IN INSULATION.
- C. TAPERED INSULATION SHALL PROVIDE A MINIMUM OF 1/4-INCH PER FOOT OF SLOPE TO ROOF DRAINS, UNLESS NOTED OTHERWISE.
- D. AREAS MARKED WITH A HATCHED PATTERN INDICATE TAPERED INSULATION.
- E. ALL ROOF CURBS TO BE A MINIMUM OF 8 INCHES ABOVE ROOFING LEVELS. PROVIDE TAPERED INSULATION ROOF SADDLES AT ROOF CURBS TO PROVIDE DRAINAGE AROUND CURB.
- F. SEE STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS.
- G. COORDINATE THE SIZE AND LOCATION OF ROOF PENETRATIONS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR PENETRATIONS NOT SHOWN ON THIS DRAWING.
- H. FLASH DRAINS, CURBS, VENTS AND STACKS PER MANUFACTURER'S RECOMMENDATIONS IF DETAIL NOT SHOWN ON DRAWINGS.
- I. NO ROOF PENETRATIONS ALLOWED WITHIN 4'-0" EACH SIDE OF FIREWALL. SEE CODE PLAN FOR FIRE WALL LOCATIONS.

ROOF PLAN LEGEND

- AREA OF 1/4" PER FT. CRICKET INSULATION
- AREA OF 1/4" PER FT. TAPERED INSULATION
- TPO MEMBRANE ROOF
- STANDING SEAM METAL ROOF
- SLOPED STRUCT - DIRECTION OF STRUCTURALLY SLOPED ROOF W/ FLAT INSULATION
- SLOPE - DIRECTION OF TAPERED INSULATION @ 1/4" PER FOOT ON DEAD LEVEL ROOF DECK
- DIRECTION OF CRICKET @ 1/4" PER FOOT
- ROOF DRAIN / OVERFLOW ROOF DRAIN - SEE TYP DETAIL xx/xxxx
ORD
RD
- EL = XXX'-X" - LINE OF T.O.W. @ STL STUD OR MASONRY
- EL = XXX'-X" - (T.O.W.) TOP OF WALL ELEVATION
- ROOF LEVEL
- VENT THROUGH ROOF - REFERENCE MECH PLUMBING PLANS FOR LOCATION
- CONC SPLASHBLOCK
- PREFIN METAL DOWNSPOUT (3" SQUARE)

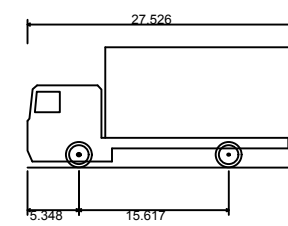
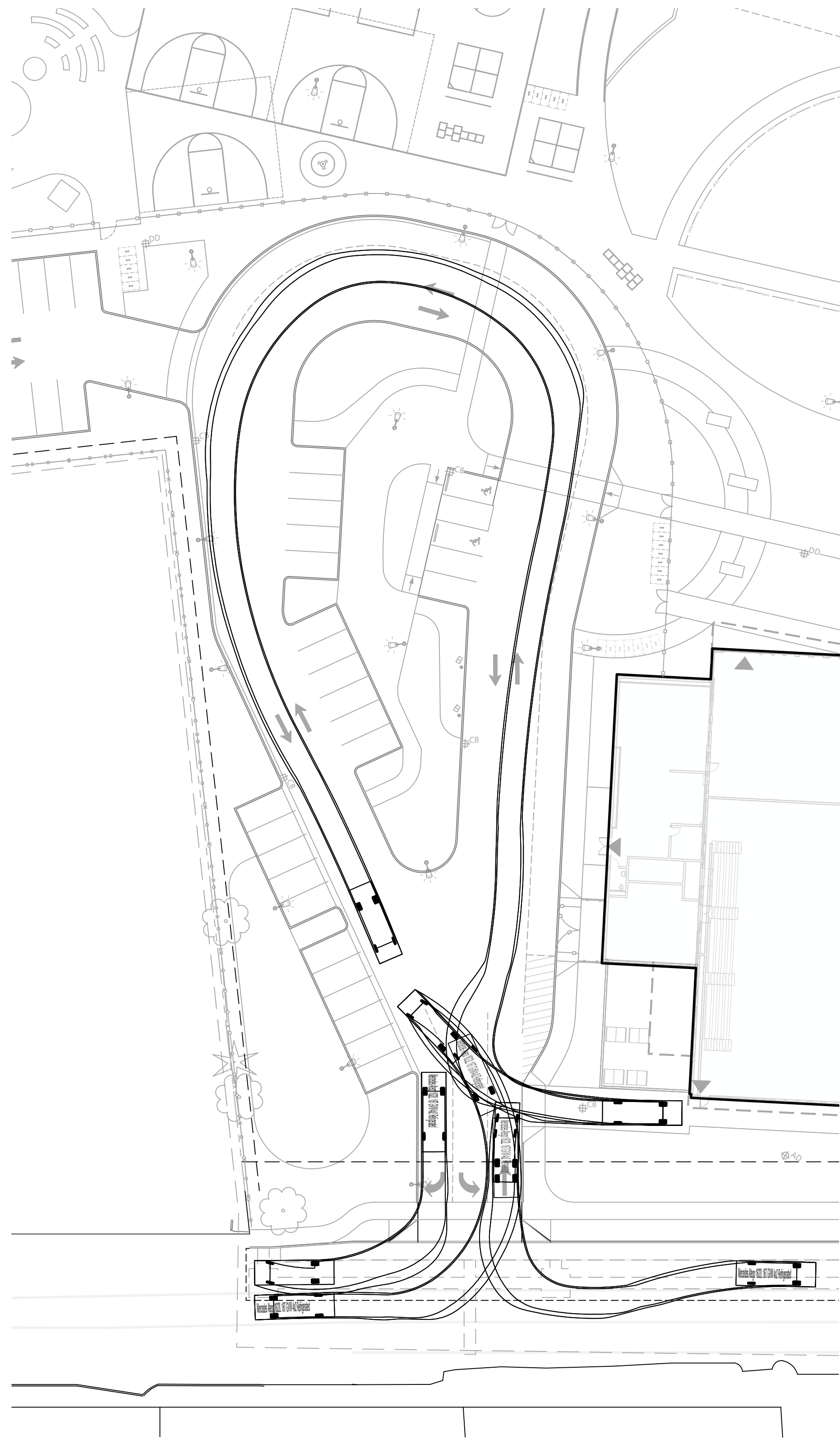


TVF&R Permit # 2022-0143



KEY PLAN

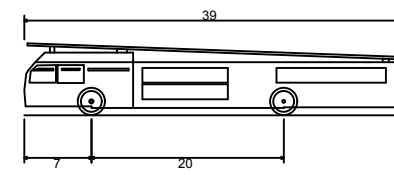
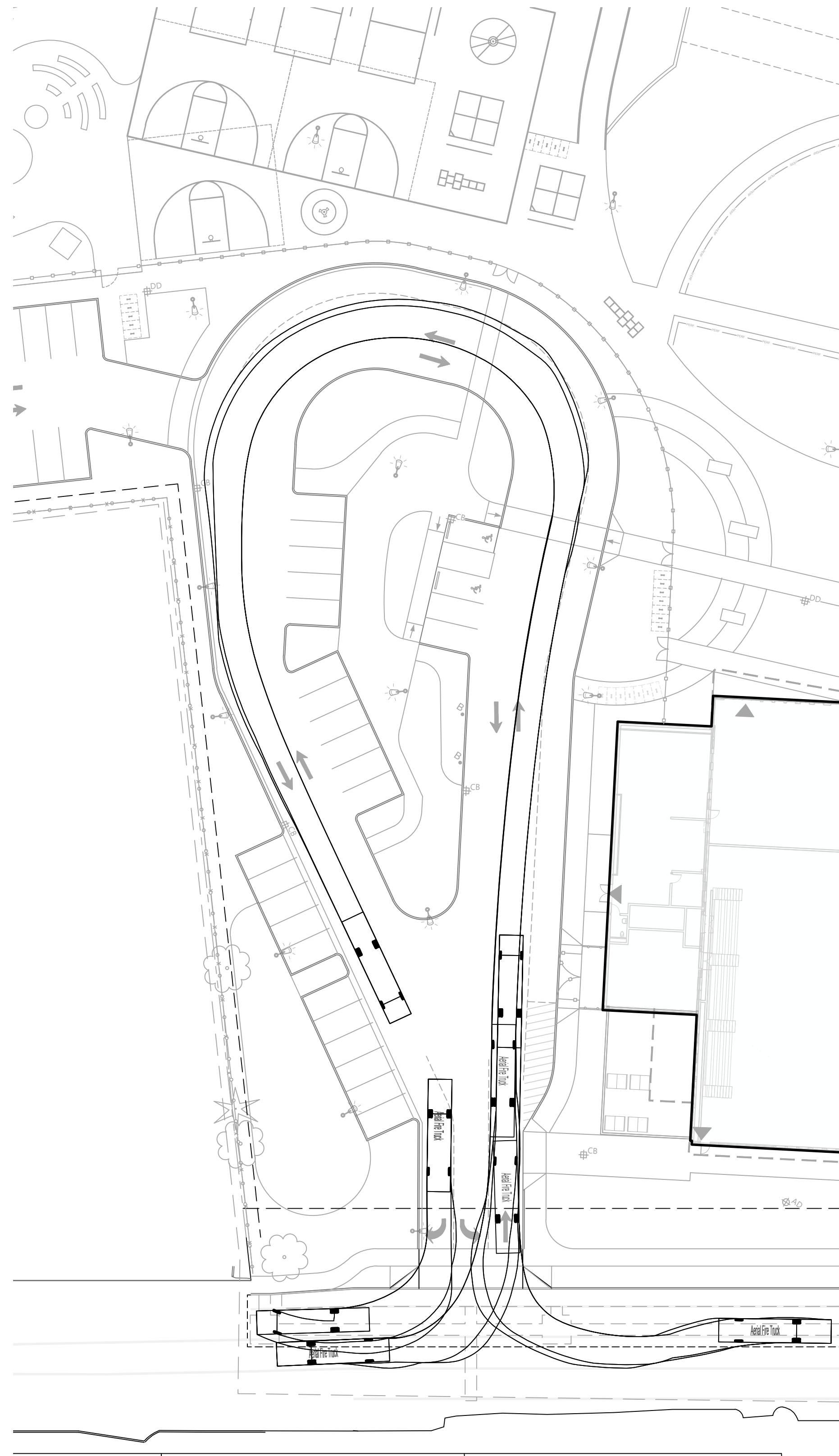
NOT FOR CONSTRUCTION



Mercedes Atego 1622L 16T GVW 4x2 Refrigerated
 Overall Length 27.52ft
 Overall Width 8.43ft
 Overall Body Height 12.503ft
 Min Body Ground Clearance 9.617ft
 Track Width 7.615ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 45.00°

1 TURNING MANEUVERS - DELIVERY

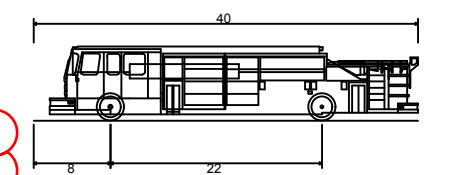
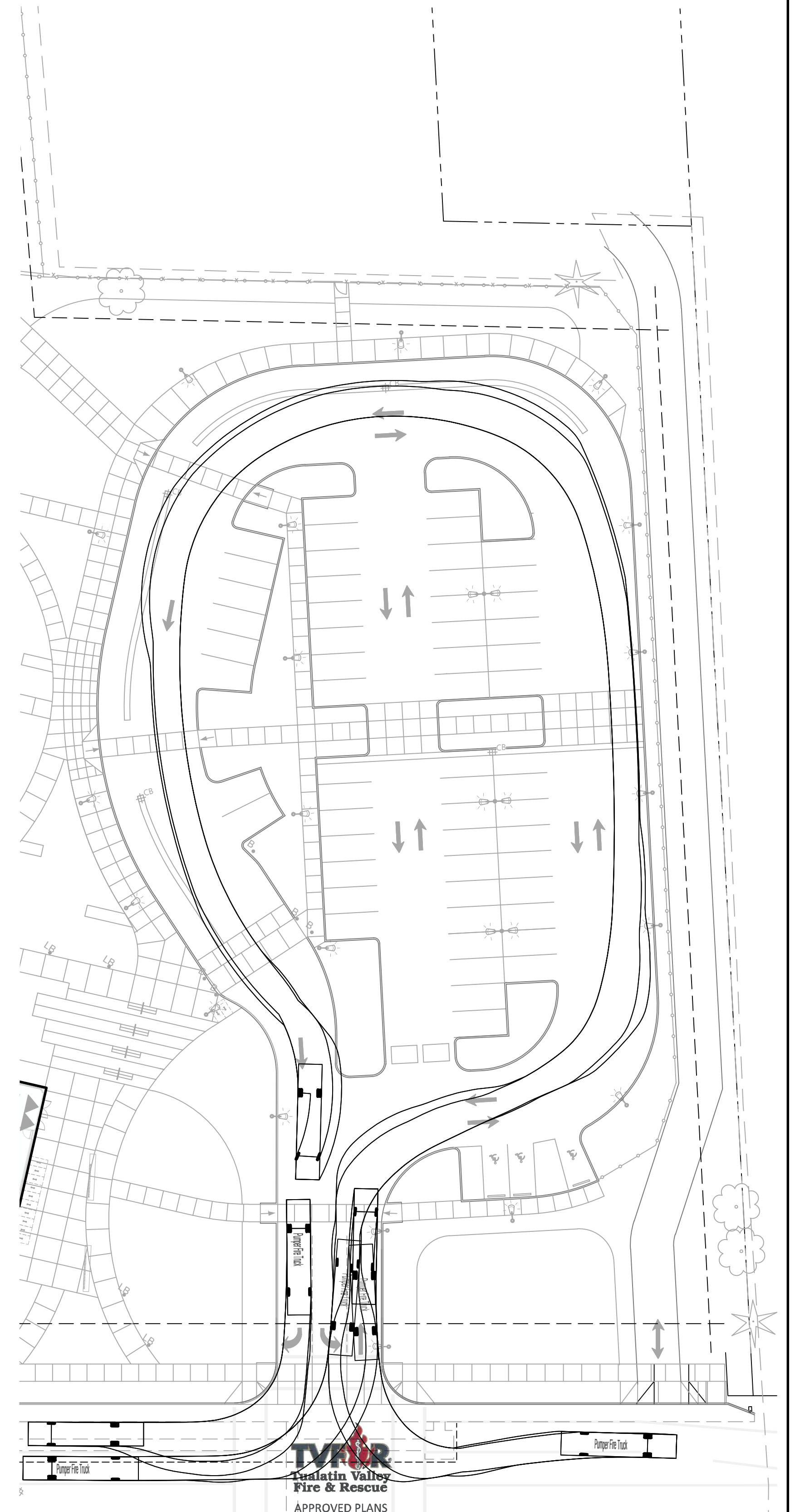
NTS



Aerial Fire Truck
 Overall Length 39.00ft
 Overall Width 8.167ft
 Overall Body Height 7.50ft
 Min Body Ground Clearance 6.750ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°

2 TURNING MANEUVERS - AERIAL FIRE TRUCK

NTS



Pumper Fire Truck
 Overall Length 40.00ft
 Overall Width 8.167ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 6.65ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°

3 TURNING MANEUVERS - PUMPER FIRE TRUCK

NTS

TVF&R Permit # 2022-0143

APPROVED PLANS
 APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.
 Jeremy Frisford
 Deputy Fire Marshal II