

**Received
Planning Division
4/13/2022**

Appendix B

Clean Water Services Service Provider Letter dated January 11, 2022



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 19-5, as amended by R&O 19-22).

Jurisdiction:	<u>City of Beaverton</u>	Review Type:	<u>Allowed Use</u>
Site Address / Location:	<u>18865 SW Scholls Ferry Rd</u> <u>Beaverton, OR 97007</u>	SPL Issue Date:	<u>January 11, 2022</u>
		SPL Expiration Date:	<u>January 11, 2024</u>

Applicant Information:

Name BRIAN CHO
 Company HOLLAND PARTNER GROUP
 Address 1111 MAIN ST SUITE 700
VANCOUVER WA 98660
 Phone/Fax _____
 E-mail: bcho@hollandpartnergroup.com

Owner Information:

Name JOHN BIERLY
 Company _____
 Address 18865 SW SCHOLLS FERRY RD
BEAVERTON OR 97007
 Phone/Fax _____
 E-mail: _____

Tax lot ID

2S2010004200 & 4201

Development Activity

South Phase

Scholls Heights at South Cooper Mountain

Pre-Development Site Conditions:

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

58,756

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Stormwater pipe (Temporary encroachment; Restoration and planting in-place required)</u>	<u>694</u>
<u>Riprap outfall (Permanent encroachment; no mitigation required for first 100 sqft)</u>	<u>64</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>No additional mitigation required beyond temporary encroachment restoration</u>	<u>0</u>

Conditions Attached Development Figures Attached (5) 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.

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 19-5, Chapter 3, as amended by R&O 19-22.
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 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. If there is 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. **No sensitive area encroachments proposed with this project.**
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 any 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 19-5, Section 5.10, as amended by R&O 19-22.
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 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.
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 19-5, Appendix A, as amended by R&O 19-22, 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 Pest Management Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

16. The City 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 19-5, Appendix A, as amended by R&O 19-22).
17. Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. 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 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.
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.

FINAL PLANS

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.

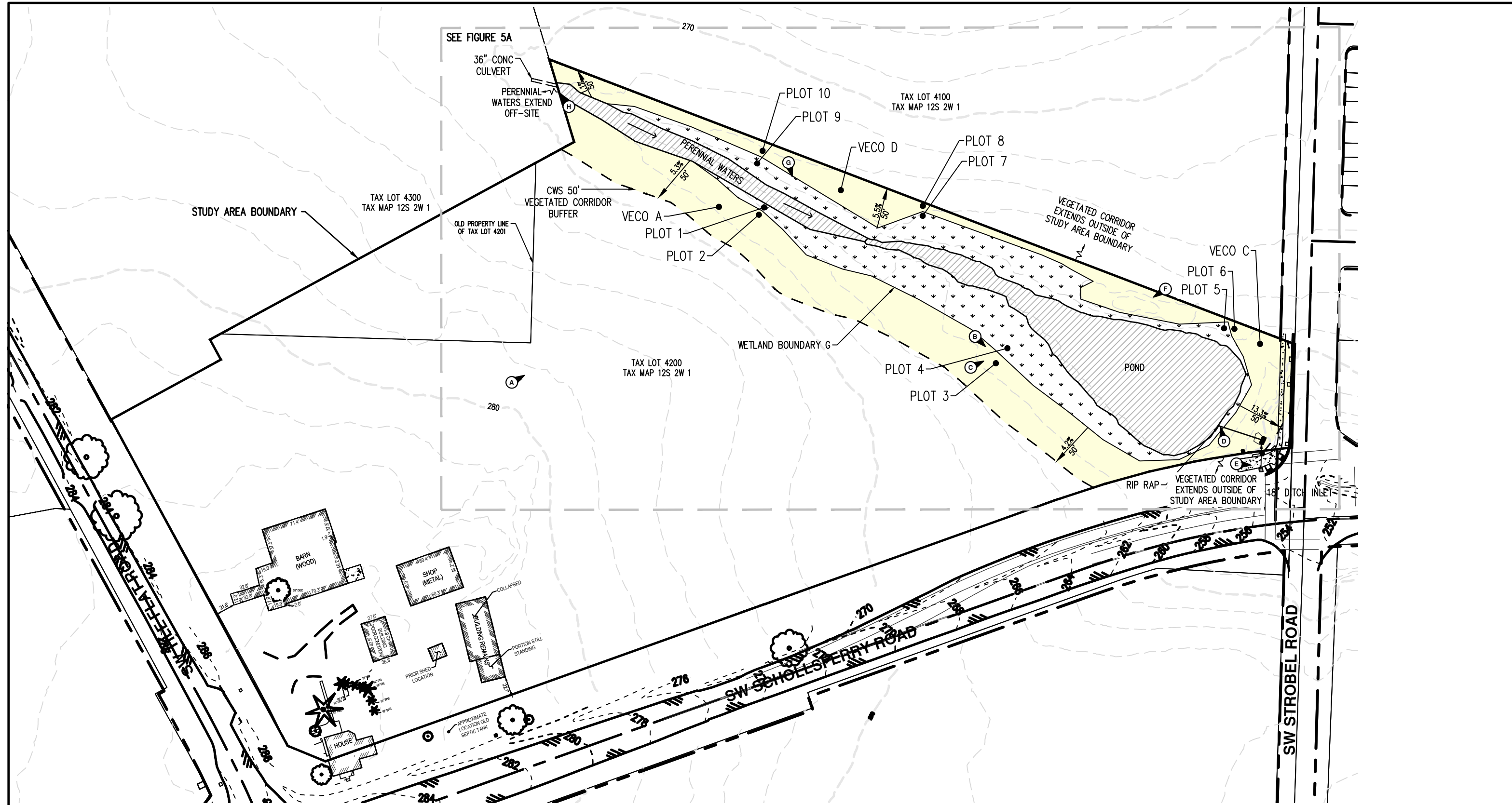
Please call (503) 681-3653 with any questions.



Lindsey Obermiller
Environmental Plan Review

Attachments (5)

DWG: 9161 NRA EXCOND | FIGURE 5



COLOR COPY

CWS FILE NO. 21-003114
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By LO Date 1/11/2022
 SPL ATTACHMENT 1 OF 5

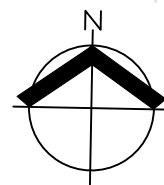
LEGEND

- ON-SITE WETLAND G BOUNDARY AREA: 32,984 SF ± (0.76 ACRES)
- ON-SITE WETLAND TOTAL AREA: 33,454 SF ± (0.77 ACRES)
- PERENNIAL WATERS AREA: 25,640 SF ± (0.59 ACRES)
- POND AREA: 7,814 SF ± (0.18 ACRES)
- DEGRADED CONDITION VEGETATED CORRIDOR AREA: 59,514 SF ± (1.37 ACRES)

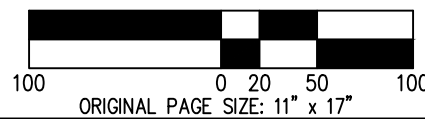
PHOTO POINT LOCATION & ORIENTATION

REVISED WETLAND BOUNDARY AND PLOTS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON NOVEMBER 18, 2021 AND WERE LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.

2' INTERVAL GROUND CONTOURS DERIVED FROM LIDAR DATA.
EXISTING CONDITIONS DERIVED FROM OTAK PROFESSIONAL LAND SURVEY.



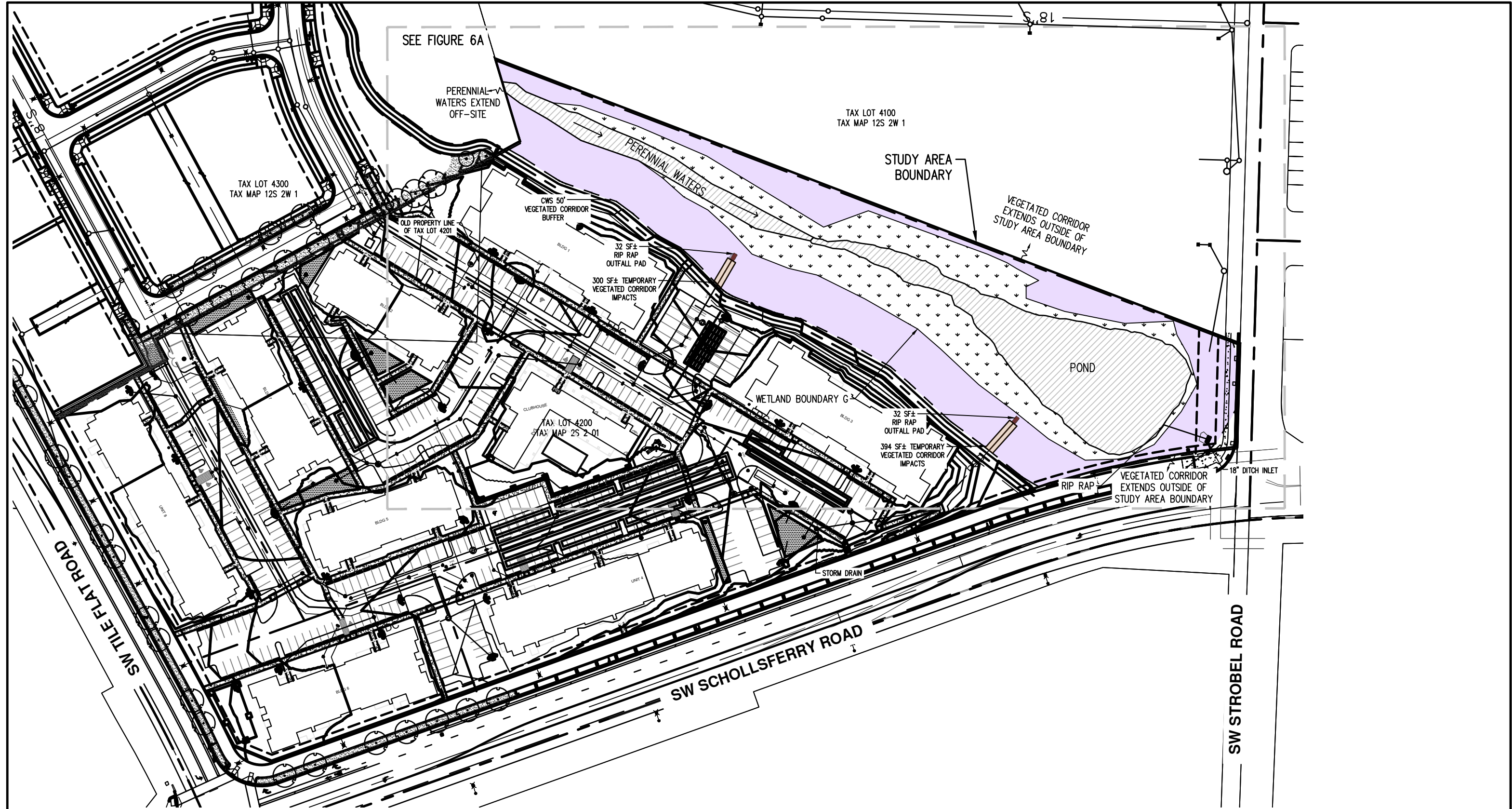
SCALE: 1" = 100 FEET



DATE: 12/13/2021

NATURAL RESOURCES EXISTING CONDITIONS MAP		FIGURE 5
SCHOLLS HEIGHTS AT SOUTH COOPER MOUNTAIN SITE ASSESSMENT REPORT		DRWN: RAS
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		CHKD: SKT
		AKS JOB: 9161

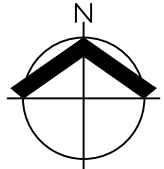




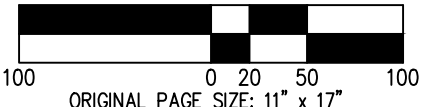
DWG: 9161 NRA SITE PLAN | FIGURE 6

COLOR COPY

CWS FILE NO. 21-003114
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By LO Date 1/11/2022
 SPL ATTACHMENT 2 OF 5



SCALE: 1" = 100 FEET



LEGEND

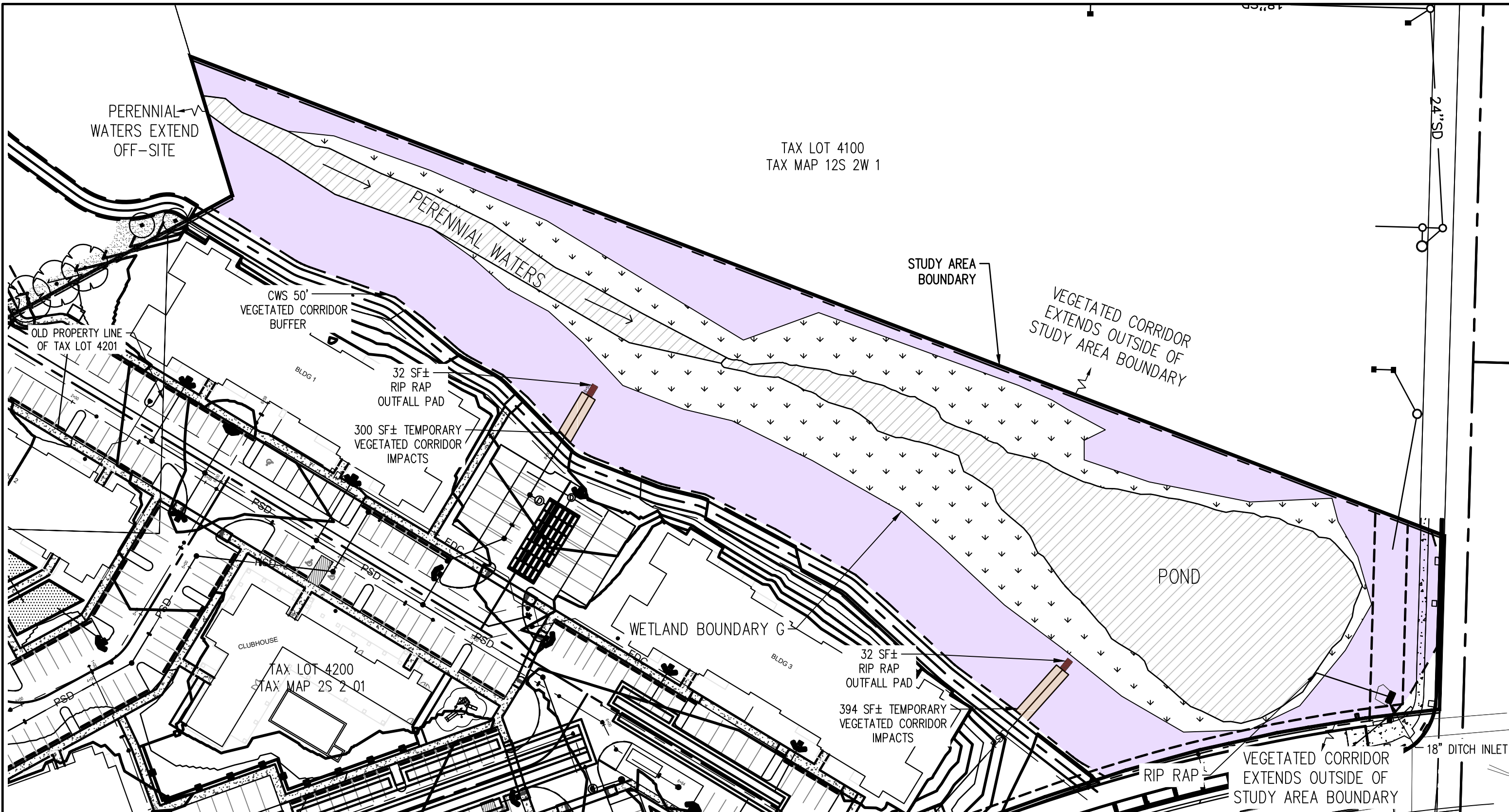
- ON-SITE WETLAND G BOUNDARY AREA: 32,984 SF± (0.76 ACRES)
 - ON-SITE WATER TOTAL AREA: 33,454 SF± (0.77 ACRES)
 PERENNIAL WATERS AREA: 25,640 SF± (0.59 ACRES)
 POND AREA: 7,814 SF± (0.18 ACRES)
 - DEGRADED CONDITION VEGETATED CORRIDOR TO BE ENHANCED TO GOOD CONDITION: 58,756 SF± (1.35 ACRES)
 - TEMPORARY VEGETATED CORRIDOR IMPACTS TO BE REPLANTED TO GOOD CONDITION: 694 SF± (0.02 ACRES)
- REVISED WETLAND BOUNDARY AND PLOTS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON NOVEMBER 18, 2021 AND WERE LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.
 SITE PLAN DESIGN BY OTAK, INC.

DATE: 12/13/2021

NATURAL RESOURCE SITE PLAN		FIGURE
SCHOLLS HEIGHTS AT SOUTCH COOPER MOUNTAIN PUD SITE ASSESSMENT REPORT		6
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: RAS CHKD: SKT AKS JOB: 9161

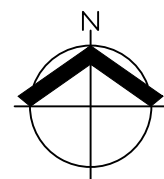


DWG: 9161 NRA SITE PLAN | FIGURE 6A

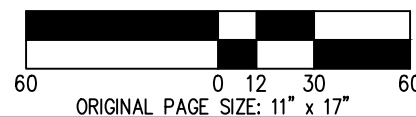


COLOR COPY

CWS FILE NO. 21-003114
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By *LO* Date 1/11/2022
 SPL ATTACHMENT 3 OF 5



SCALE: 1" = 60 FEET



LEGEND

- ON-SITE WETLAND G BOUNDARY AREA: 32,984 SF± (0.76 ACRES)
- ON-SITE WATER TOTAL AREA: 33,4541 SF± (0.77 ACRES)
PERENNIAL WATERS AREA: 25,640 SF± (0.59 ACRES)
POND AREA: 7,814 SF± (0.18 ACRES)
- DEGRADED CONDITION VEGETATED CORRIDOR TO BE ENHANCED TO GOOD CONDITION: 58,756 SF± (1.35 ACRES)

TEMPORARY VEGETATED CORRIDOR IMPACTS TO BE REPLANTED TO GOOD CONDITION: 694 SF± (0.02 ACRES)

REVISED WETLAND BOUNDARY AND PLOTS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON NOVEMBER 18, 2021 AND WERE LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY.

SITE PLAN DESIGN BY OTAK, INC.

DATE: 12/13/2021

NATURAL RESOURCE SITE PLAN		FIGURE
SCHOLLS HEIGHTS AT SOUTCH COOPER MOUNTAIN PUD SITE ASSESSMENT REPORT		6A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: RAS CHKD: SKT AKS JOB: 9161



Scholls Heights at South Cooper Mountain PUD – Vegetated Corridor Enhancement Planting Specifications

Planting specifications for the enhancement of ±58,756 square feet of remaining *degraded* condition vegetated corridor plus ±694 square feet of temporarily impacted vegetated enhancement to *good* condition.

Total planting area 59,450 square feet

Scientific Name	Common Name	Size*	Spacing/Seeding Rate	Quantity
Trees (total 595)**				
<i>Quercus garyanna</i>	Oregon white oak	2 gallon	10 feet on center	120
<i>Acer circinatum</i>	Vine maple	2 gallon	10 feet on center	275
<i>Prunus emarginata</i>	bitter cherry	2 gallon	10 feet on center	200
Shrubs (total 2,972)**				
<i>Philadelphus lewissii</i>	Mock orange	1 gallon	4-5 feet on center	460
<i>Cornus nutalli</i>	Beaked hazelnut	1 gallon	4-5 feet on center	460
<i>Rosa gymnocarpa</i>	Bald-hip rose	1 gallon	4-5 feet on center	430
<i>Symphoricarpos albus</i>	snowberry	1 gallon	4-5 feet on center	490
<i>Holodiscus discolor</i>	Oceanspray	1 gallon	4-5 feet on center	430
<i>Rubus spectabilis</i>	Salmonberry	1 gallon	4-5 feet on center	350
<i>Sambucus racemose</i>	Red elderberry	1 gallon	4-5 feet on center	352
Seed Mix/Plug				
NA	NW Native Wildflower Mix	seed	2 lb pls/acre	As needed for bare soil areas >25 square feet
<i>Agrostis oregonensis</i>	Oregon bentgrass	seed	2 lb pls/acre	

*Bare root plants may be substituted for container plants based on availability. If bare root plants are used, they must be planted during the late winter/early spring dormancy period.

** Minimum plant quantities ordered.

Planting Notes (per CWS Design & Construction Standards R&O 19-5, amended by R&O 19-22, December 2019 Appendix A Planting Requirements):

- 1) Container stock shall be installed only from February 1 through May 1 and October 1 through November 15. Bare root stock shall be installed only from December 15 through April 15. Plantings outside these times may require additional measures to ensure survival which shall be specified on the plans.
- 2) All non-native invasive vegetation shall be removed from planting areas prior to installing native enhancement plantings. Invasive species control shall be consistent with Clean Water Services' June 2019 *Integrated Pest Management (IPM) Plan*.
- 3) Appropriate plant selection, along with adequate site preparation and maintenance, reduces the need for irrigation. However, unless site hydrology is currently adequate, a District/City approved irrigation system or equivalent (i.e., polymer, plus watering) shall be used during the two-year plant establishment period. Watering shall be at a minimum rate of at least one inch per week from June 15 through October 15. Other irrigation techniques, such as deep watering, may be allowed with prior approval by District staff.
- 4) Trees, shrubs, and groundcovers planted shall be mulched at a minimum of three inches in



depth and 18 inches in diameter, to retain moisture and discourage weed growth around newly installed plant material. Appropriate mulches are made from composted bark or leaves that have not been chemically treated.

- 5) Tree and shrub plantings shall be tagged.
- 6) Depending on site conditions, appropriate measure shall be taken to limit wildlife-related plant damage (see *IPM Plan*).

Maintenance Plan

- 1) Clean Water Services requires a two-year maintenance period for vegetated corridor enhancement. The enhanced vegetated corridor is to be inspected annually and a minimum of three times during the growing season and one prior to the onset of the growing season over the two-year monitoring period.
- 2) Plant Survival: Clean Water Services' success criterion for vegetated corridor enhancement is 80% survival of tree and shrub plantings during the two years following planting. If any mortality is noted on the site, the factor likely to have caused mortality of the plantings is to be determined and corrected if possible. If survival falls below 80% at any time during the two-year maintenance period, the plantings shall be replaced and other corrective measures, such as mulching or irrigation, may need to be implemented. If replanting is necessary, the maintenance period will be extended for two years from the date of replanting.
- 3) Invasive species control is to be conducted as needed based on the site inspections. Invasive species include Himalayan blackberry (*Rubus armeniacus*), reed canarygrass (*Phalaris arundinacea*), teasel (*Dipsacus fullonum*), Canada and bull thistle (*Cirsium arvense* and *C. vulgare*), Scotch broom (*Cytisus scoparius*), purple loosestrife (*Lythrum salicaria*), Japanese knotweed (*Polygonium cuspidatum*), morning glory (*Convolvulus* species), giant hogweed (*Heracleum mantegazzianum*), English ivy (*Hedera helix*), nightshade (*Solanum* species), and clematis (*Clematis ligusticifolia* and *C. vitalba*).



**Received
Planning Division
4/13/2022**

Appendix G

Beaverton Water Service Provider Letter dated November 30, 2021





Engineering Department
12725 SW Millikan Way | PO Box 4755 | Beaverton, OR 97076
p: 503-526-2269

www.BeavertonOregon.gov

Remit Form to: MailboxEngineering@BeavertonOregon.gov

Water Service Provider Letter (SPL)

yellow highlight mandatory info

PRE-APPLICATION DATE: 09/01/2021

APPLICANT:

SITE INFORMATION:

Tax Map(s): Lot Number(s):
TM 2S201000 TL 42000 and 4201

Contact:
Company: Holland Acquisition Co., LLC c/o Holland Partner Group
Address: 1111 Main Street, Suite 700

Size: 12.2 Ac (8.6 Developable)

Phone: (360) 907-4602

Address: Beaverton, OR 97007

Email:

Nearest cross-street (or directions to site):

OWNER(S):

Scholls Ferry Road

Contact: John Bierly

Tile Flat Road

Company: 12150 SW Kobbe Drive

Address: Beaverton, OR 97007

Phone: (503) 628-1472

Email:

PROPOSED PROJECT NAME: Scholls Heights Apartments

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.):
Type 3 Design Review

EXISTING USE: Vacant PROPOSED USE: new multi-family development

RESIDENTIAL: INDUSTRIAL/COMMERCIAL: CONDITIONAL USE:
Single Fam. N Multi-Fam. Y Type of Use: No. of Students/Employees/Etc.:
No. of Units: 216 Gross Floor Area SQ. FT. Gross Floor Area SQ FT.

Average Daily Demand (gallons/day): 37,800 Peak Daily Demand (gallons/day): 56,700 Peak Hour (gallons/day): 70,875

FIRE FLOW REQUIRED: (gpm): 1500 gpm IRRIGATION FLOW REQUIRED: (gpm): TBD
Project will be required to connect to purple pipe.

FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE

***Both agency signatures required

TWWD [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

N/A

SIGNATURE: TITLE: DATE:

COB [x] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

City water service will be adequate to supply development from future 12" waterline that is part of the 470 pressure zone. Coordination on timing of waterline availability is still in process and yet to be determined.

SIGNATURE: Brion Barnett TITLE: Senior Water Engineer DATE: 12/01/2021

**Received
Planning Division
4/13/2022**

Appendix E

TVFR Service Provider Letter dated November 29, 2021



**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: 503-259-1500

REV 12-12-2019

Project Information

Applicant Name: Kyle Childers
Address: 808 SW Third Ave, Ste 800, Portland, OR 97204
Phone: 503.415.2384
Email: kyle.childers@otak.com
Site Address: 18865 SW Scholls Ferry Road
City: Beaverton
Map & Tax Lot #: 2S2010004 TL 200 and 201
Business Name: _____
Land Use/Building Jurisdiction: Beaverton
Land Use/ Building Permit # NA

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

11.48 acre development consisting of 8 buildings at

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)
- 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 # 2021-0120
Permit Type: SPP-COB
Submittal Date: 11/12/2021
Assigned To: DFM FOSTER
Due Date: 11/29/2021
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 [Signature] 11/29/21
Fire Marshal or Designee Date

Conditions:

TVFR Final Inspection is Required for this project.

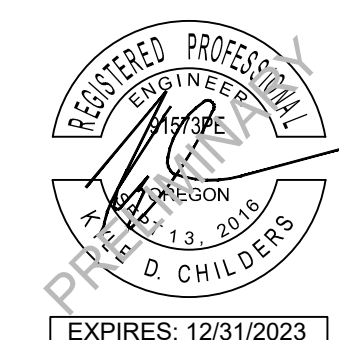
See Attached Conditions: Yes No

Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID _____ Date _____



STAMP

CONSULTANT

**SCHOLLS HEIGHTS APARTMENTS
MULTI FAMILY DEVELOPMENT**

FIRE ACCESS PLAN

TITLE

#	DATE	DESCRIPTION

REVISIONS

DATUM

CJB KDC

DRAWN BY CHECKED BY

TVFR SUBMITTAL STATUS

11/05/2021 DATE

19499 PROJECT NUMBER

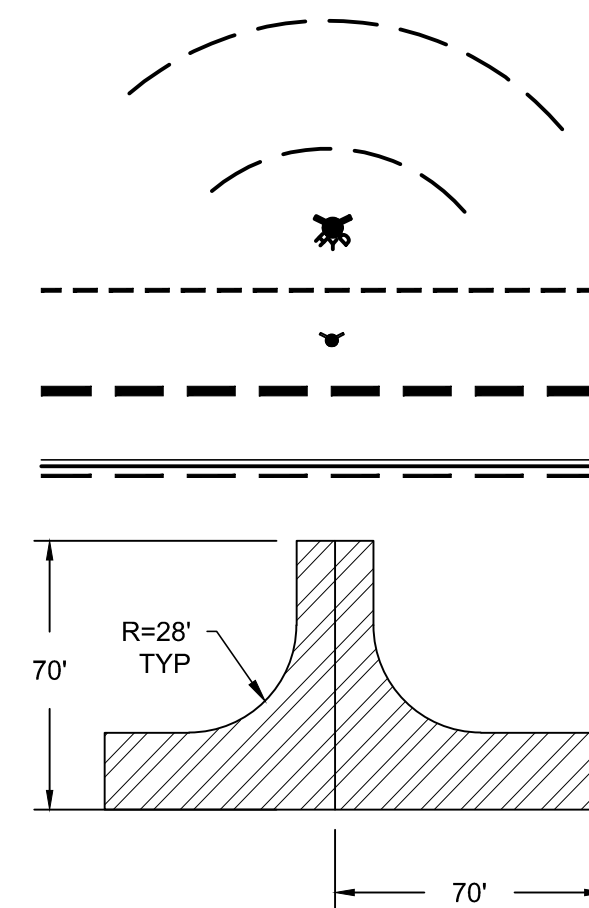
FS1.0

© 2021 OTAK, INC.

If this drawing is not 22" x 34", it has been reduced/enlarged. Scale accordingly.

LEGEND

- FIRE VEHICLE TURNING RADII
- FIRE HYDRANT
- FIRE VEHICLE ROUTE
- FIRE DEPARTMENT CONNECTION
- FIRE HOSE PULL (150 FT MAX)
- PAINT CURB RED AS MARKED AND STENCIL WITH WHITE LETTERING 1" WIDE BY 6" HIGH SAYING "NO PARKING FIRE LANE" EVERY 25 FEET.
- FIRE TRUCK TURNAROUND (ALTERNATIVE 120' HAMMERHEAD)



GENERAL NOTE:

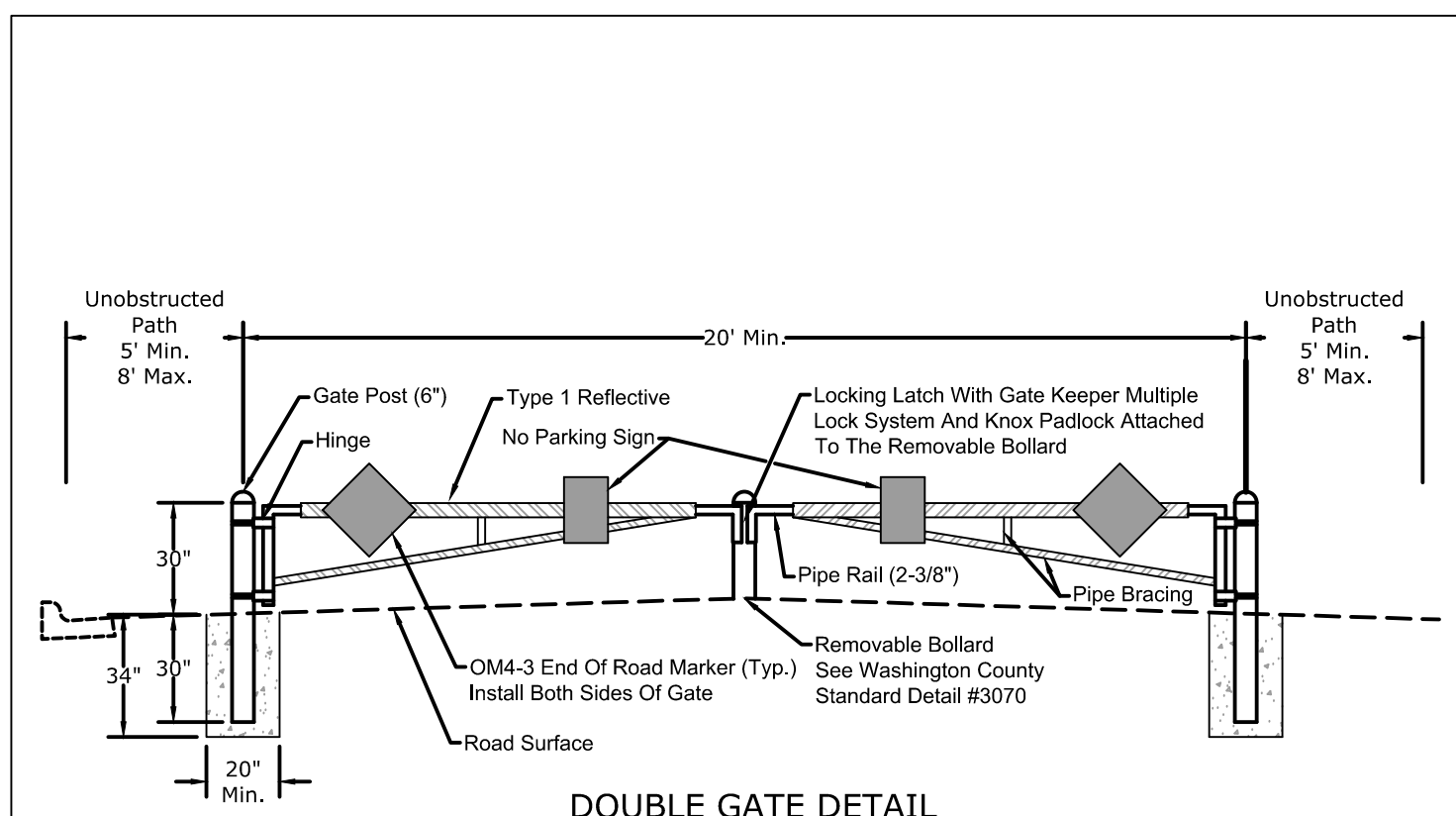
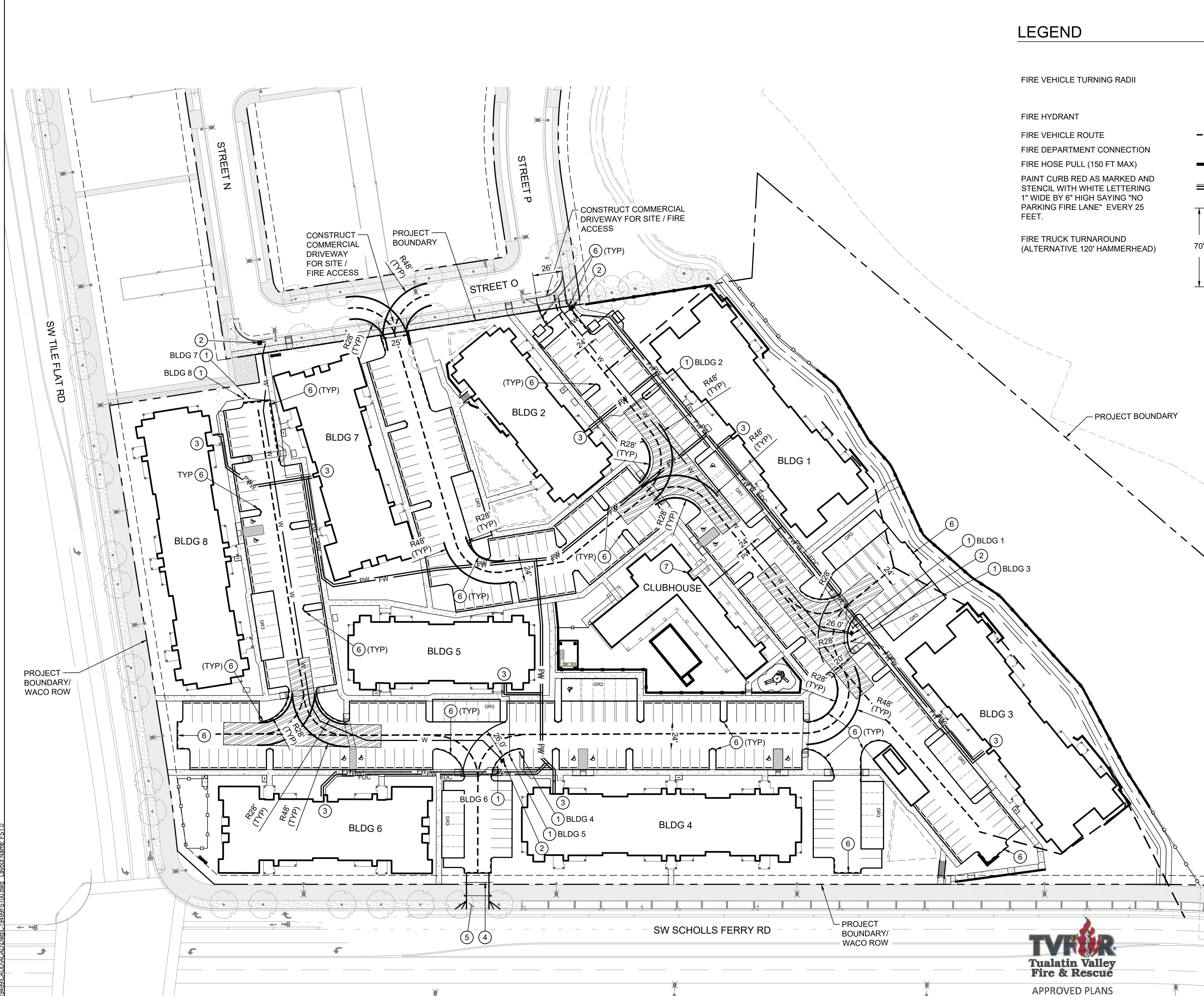
- FIRE FLOW TESTING WILL BE PROVIDED AS A DEFERRED SUBMITTAL TO FS-1.
- ALL BUILDINGS TO BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13. BUILDINGS 1 & 3 WILL BE PROVIDED WITH MODIFIED NFPA13R, PROVIDING ATTIC SPRINKLERS, MITIGATING 150 FT OF HOSE PULL REQUIREMENT.
- FIRE DEPARTMENT ACCESS ROADS LOCATED ONSITE ARE TO BE DESIGNED TO SUPPORT AN APPARATUS WEIGHING 75,000 LBS GROSS VEHICLE WEIGHT AND 12,500 WHEEL / POINT LOAD.
- FIRE ACCESS GATE WITH KNOX PADLOCK PER WASHINGTON COUNTY STANDARD DETAIL 6035. MINIMUM GATE WIDTH SHALL BE 20'.
- BUILDING HEIGHTS AS DEFINED BY NFPA WILL NOT EXCEED 30'.
- FLOOR AREAS OF BUILDINGS WILL NOT EXCEED 50,000 SF

FIRE DEMAND CALCULATIONS:

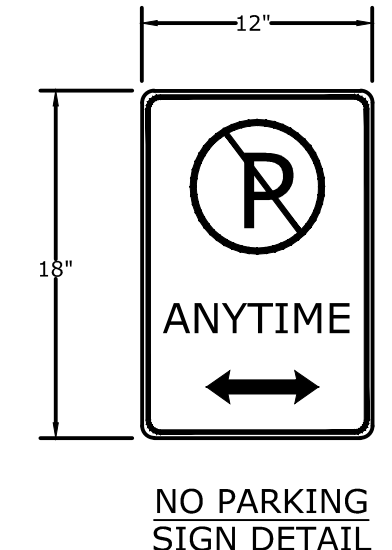
NUMBER OF UNITS: 216 MF APARTMENTS
MAX BUILDING FLOOR AREA: 43,032 SF
CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: YES EXCEPT CLUBHOUSE
FIRE DEMAND: 5,500 GPM AT 20 PSI BASE AMOUNT
FIRE DEMAND W/ SPRINKLER REDUCTION: 1,500 GPM AT 20 PSI

KEY NOTES:

- BUILDING FIRE DEPARTMENT CONNECTION (FDC). FDC SHALL INCLUDE DURABLE WEATHER RESISTANT SIGNAGE PROVIDING BUILDING / ADDRESS THAT IT SERVES.
- PUBLIC FIRE HYDRANT
- FIRE CLOSET
- CONSTRUCT FIRE ACCESS GATE WITH KNOX PADLOCK PER WASHINGTON COUNTY STANDARD DETAIL 6035
- CONSTRUCT 20' CONCRETE COMMERCIAL DRIVEWAY PER WASHINGTON COUNTY STD 1040
- PAINT CURB RED AS MARKED AND STENCIL WITH WHITE LETTERING 1" WIDE BY 6" HIGH SAYING "NO PARKING FIRE LANE" EVERY 25 FT. PROVIDE NO PARKING SIGNAGE AS DIRECTED BY FIRE DEPARTMENT
- PROVIDE CENTRALLY LOCATED KNOX BOX AT THE CLUBHOUSE FOR ALL BUILDING ENTRANCES ON-SITE.



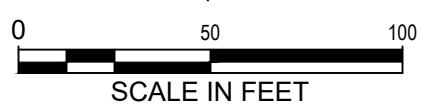
- NOTES:**
- All Materials Shall Be Schedule 40, Galvanized Pipe.
 - Protective Finish Shall Be Hot Dipped Galvanized Gray.
 - Install Reflective Striping on Gate. Striping Shall Alternate Red/White Stripes, 6" Wide At 45° Angle. Striping Shall Be Type 1 Retro-Reflective Tape.
 - OM4-3 Markers And No Parking Signs Shall Be Installed On Both Gate Approaches (Front & Back).
 - Use Commercial Grade Concrete Per Section 00440.
 - Unobstructed Path Required On One Side Of The Gate (Minimum). Widths Greater Than 8' Shall Require Chain Link Fencing Or Fixed Bollards Per Washington County Standard Detail #3070.
 - Fire Access Gate Installation Shall Comply With Oregon Fire Code D103 & Any Local Fire Jurisdiction Requirements.



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

TVF&R Permit # 2021-0120

Please note that a final inspection is required for this project by TVF&R



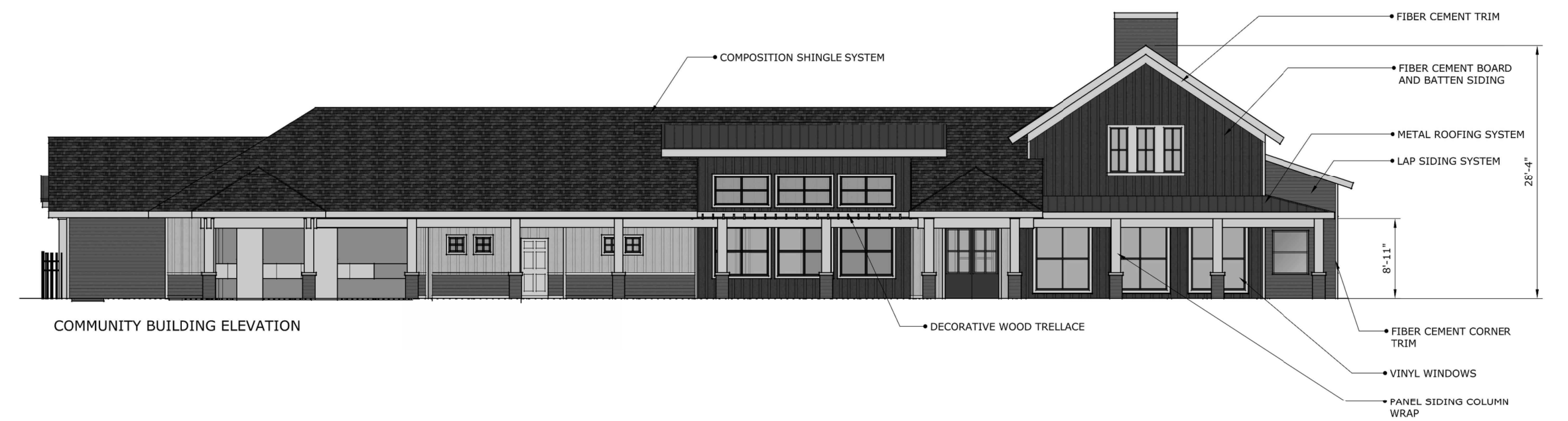
Plotter: Mar 02 2022 1:12pm Basu, Sanghani L:\Project\19499\19499\CAD\DWG\C19499FS100.dwg Layout Name: FS1.0

PRELIMINARY - NOT FOR CONSTRUCTION

LAND-USE REVIEW



G1N - LONG ELEVATION



COMMUNITY BUILDING ELEVATION



G2 - LONG ELEVATION



G3N - LONG ELEVATION



G4N - LONG ELEVATION



APPROVED PLANS

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Jeremy Foster
Deputy Fire Marshal II



**Received
Planning Division
4/13/2022**

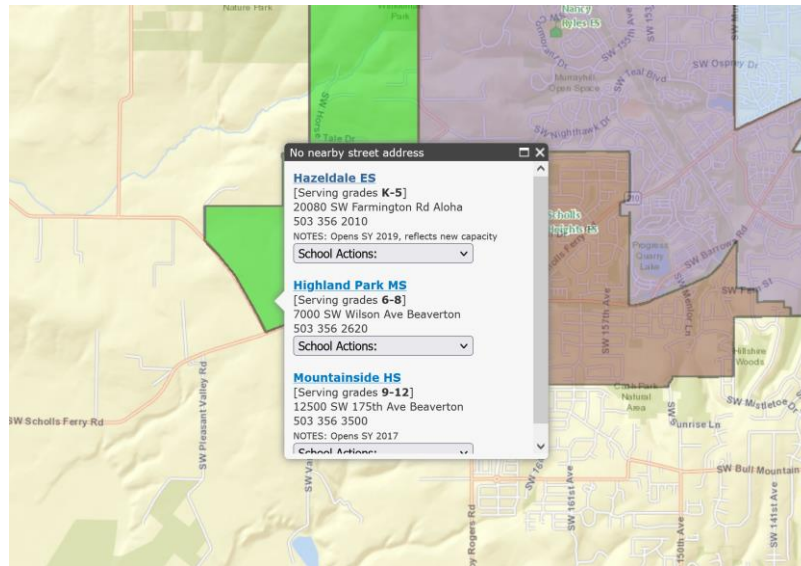
Appendix F

Beaverton School District School Service Provider Letter dated November 19, 2021



11/19/2021

School Service Provider Statement
Scholls Heights Apartments
18865 SW Scholls Ferry Rd



Proposed Unit Types	Total Units
Single Family Detached	0
Single Family Attached	0
Multi-Family	216
Total	216

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)	24
Middle School (6-8)	11
High School (9-12)	13
Total	48

The proposed development will be served by the following schools:

Current Attendance Boundary	Utilization of Capacity Fall 2021
Hazeldale Elementary	58%
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

11/19/2021

Date