Clean Water Services

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 22-001627

1. **Jurisdiction:** Washington County

2. **Property Information** (example: 1S234AB01400)
   Tax lot ID(s): 1N333CA00400; 1N333CA00100

   OR **Site Address:** NE Corner of Holladay and N. 4th Avenue
   City, State, Zip: Cornelius,Oregon,97113
   Nearest cross street:

3. **Owner Information**
   Name: Brendan Mason
   Company: AltaBird Investments Cornelius
   Address: Tenth Avenue, Industrial Center
   City, State, Zip: Cornelius,Oregon,97113
   Phone/fax: 206.605.4898
   Email: brendan@altabirdinvestments.com

4. **Applicant Information**
   Name: Will Grimm, Client land use Rep.
   Company: First Forty Feet
   Address: 412 NW Couch Street, Suite 205
   City, State, Zip: Portland,Oregon,97209
   Phone/fax: 802-595-9448
   Email: will@firstfortyfeet.com

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 Industrial Commercial Building

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 proposed development scope is a 154,000 s.f. commercial building with an anticipated occupancy of B, S-1, and F-1. The proposed facility will be a speculative warehouse and manufacturing use under the permitted General Industrial (M-1 zone). The project will

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 Will Grimm, Client land use Rep. Print/type title Principal Planner

Signature ONLINE SUBMITTAL Date 6/1/2022

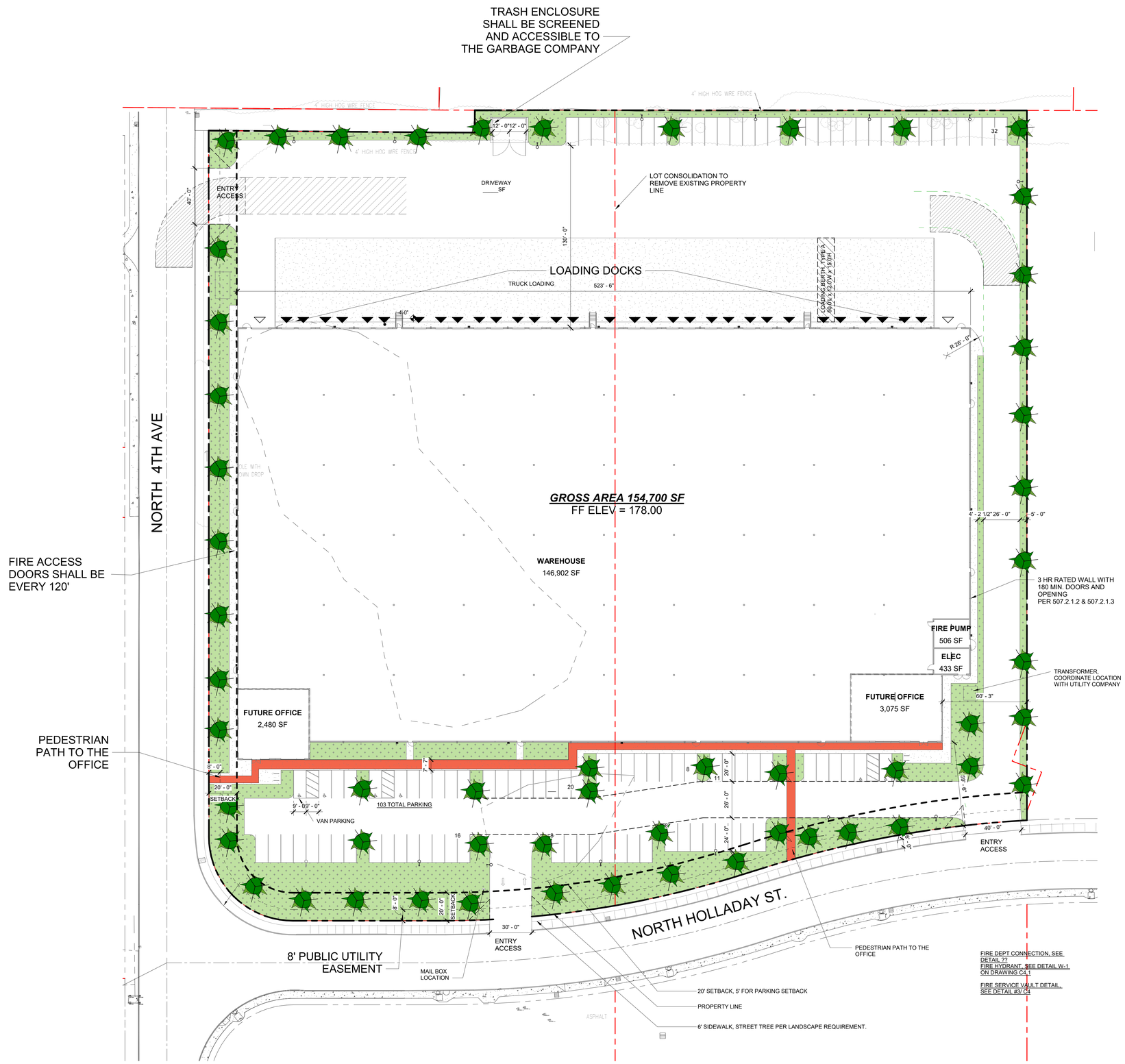
FOR DISTRICT USE ONLY

- ☒ 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 6/2/2022

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

Revised 2/2020



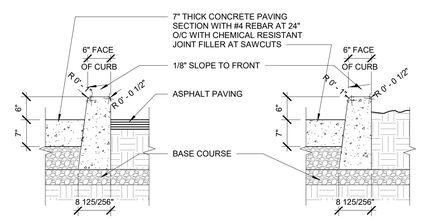
1 SITE PLAN
1" = 30'-0"

GENERAL NOTES - SITE PLAN

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION, CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION RELATED TO SUCH.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND UTILITY INFORMATION.
3. CONTRACTORS SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITIES, CARE SHOULD BE TAKE TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
4. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
5. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOK-UP.
6. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS OR ADDITIONAL EXPENSES.
7. SITE SIGNAGE UNDER SEPARATE PERMIT.
8. FIRE LANES SHALL BE DESIGNED TO SUPPORT A FIRE APPARATUS LOAD OF 75,000 LBS WITH A WHEEL LOAD OF 12,500 LBS.
9. DELEGATED DESIGN NFPA 13 FIRE SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH OSSC 903.3.1.1 WILL BE A DEFERRED SUBMITTAL.
10. FIRE FLOW DEMAND PER OFC APPENDIX B:
    A. PER TABLE B105.2, SECTION 903.3.1.1 DESIGN STANDARD:
       MIN FIRE FLOW = 25% OF VALUE IN TABLE B105.1(2)*
       TYPE IIIB, 8,000 SF
       TABLE B105.1(2) FIRE FLOW: 2,000 GPM x 0.25 = 500 GPM
       TABLE B105.2 REDUCED FIRE FLOW RATE = **NOT LESS THAN 1,000 GPM**
       DURATION: **2 HRS**

LEGEND

- DRIVE-IN DOOR
- DOCK-HEIGHT DOOR
- AREA OF WORK
- FIRE LANE
- PARKING COUNT SUBTOTAL
- SLOPE DOWN, UNO
- ACCESSIBLE PEDESTRIAN PATHWAY
- CLEAR VISION ZONES. 15'x15'



NOTE:

1. CONCRETE TO HAVE A BREAKING STRENGTH OF 3000 PSI AFTER 28 DAYS
2. EXPANSION JOINTS TO BE PROVIDED:
   A. AT EACH POINT OF TANGENCY OF THE CURB
   B. AT EACH COLD JOINT
   C. AT EACH SIDE OF INLET STRUCTURES
   D. AT EACH END OF DRIVEWAYS
   E. AT LOCATIONS NECESSARY TO LIMIT SPACING TO 45 FEET
3. CONTRACTION JOINTS:
   A. SPACING TO BE NOT MORE THAN 15 FEET
   B. THE DEPTH OF THE JOINT SHALL BE AT LEAST 1"
4. BASE ROCK TO BE 2" COMPACTED TO 95% OF AASHTO T-99 AND SHALL BE TO SUBGRADE, STREET STRUCTURE, OR 4" IN DEPTH, WHICHEVER IS GREATER

2 CAST IN PLACE CURB
3/4" = 1'-0"

NORTH

DESIGN REVIEW

MILDREN DESIGN GROUP
ARCHITECTURE | INTERIORS
4875 SW Griffith Drive Suite 300
Beaverton OR, 97005
(503) 244-0552

Client/ Owner:
ALTABIRD INVESTMENTS

Project:
ALTABIRD INVESTMENTS CORNELIUS

TENTH AVENUE INDUSTRIAL CENTER
Lot:13-16, CORNELIUS
OR, 97113

Sheet Title:
SITE PLAN

Revisions:

#	Description	Date

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Date:	2022-06-10
Drawn by:	Checked by:
Author	Checker
Job Number:	122013
Sheet	

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