



**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
http://www.co.washington.or.us

**Request For Statement Of Service  
Availability (Service Provider Letter)**

- WATER DISTRICT: TVW
- FIRE DISTRICT: \_\_\_\_\_
- CITY OF: \_\_\_\_\_
- CLEAN WATER SERVICES (Sanitary Sewer)

Additionally, you'll need our separate, individual request forms titled:

- ◆ Clean Water Services (Surface Water Mgmt.)
- ◆ Tri-Met
- ◆ School
- ◆ Sheriff / Police
- ◆ Tualatin Hills Park & Recreation District

PROPOSED PROJECT NAME: West Union Chevron

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)

Special Use & Dev. Review for fuel station and convenience store and two variances for setbacks

EXISTING USE: Commercial - Restaurant PROPOSED USE: Convenience Store & Fuel Station

IF RESIDENTIAL:

NO. OF DWELLING UNITS: \_\_\_\_\_  
SINGLE FAM. \_\_\_\_\_ MULTI-FAM. \_\_\_\_\_

IF INDUSTRIAL/COMMERCIAL:

TYPE OF USE: Commercial  
NO. OF SQ. FT. (GROSS FLOOR AREA) 4,800 SF

IF INSTITUTIONAL:

NO. SQ. FT. \_\_\_\_\_  
NO. STUDENTS/EMPLOYEES/MEMBERS: \_\_\_\_\_

**\*\*\*\*\* ATTENTION SERVICE PROVIDER \*\*\*\*\***

**PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE).  
RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.**

(Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).

- SERVICE LEVEL IS **ADEQUATE** TO SERVE THE PROPOSED PROJECT. (Use additional sheets if necessary.)  
Please indicate what improvements, or revisions to the proposal are needed for you to provide adequate service to this project.

SIGNATURE: \_\_\_\_\_ POSITION: Engineering Associate DATE: 6/8/2021

- SERVICE LEVEL IS **INADEQUATE** TO SERVICE THE PROPOSED PROJECT.  
Please indicate why the service level is inadequate.

SIGNATURE: \_\_\_\_\_ POSITION: \_\_\_\_\_ DATE: \_\_\_\_\_

PRE-APPLICATION DATE: 9/30/2020

**Service Provider: PLEASE RETURN THIS FORM TO:  
APPLICANT:**

COMPANY: 3J Consulting, Inc.  
 CONTACT: Mercedes Serra  
 ADDRESS: 9600 SW Nimbus Ave. Suite 100  
Beaverton, OR 97008  
 PHONE: (503)-946-9365 x211

**OWNER(S):**

NAME: CJRW, LLC  
 ADDRESS: PO Box 2092  
Lake Oswego, OR 97035  
 PHONE: 503-720-2917

Property Desc.: Tax Map(s): 1N1 19BC Lot Number(s): 500 and 600

Site Size: 1.21 acres

Site Address: 18450 NW West Union Road

Nearest cross street (or directions to site):  
NW 185th Avenue



**SITE STATISTICS**

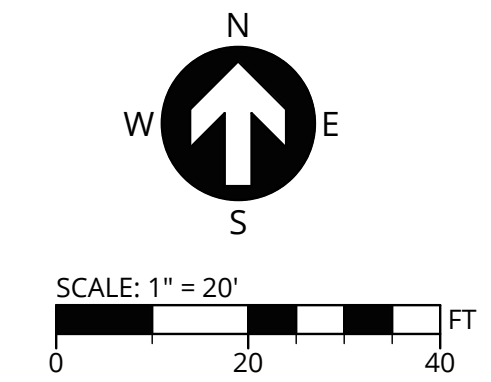
SITE ADDRESS	18450 NW WEST UNION ROAD BEAVERTON, OR 97229
TAXLOT(S)	1N119BC00600 1N119BC00500
JURISDICTION	WASHINGTON COUNTY
GROSS SITE AREA	1.21 ACRES
PROPERTY ZONING	NEIGHBORHOOD COMMERCIAL (NC)
FLOOD INSURANCE RATE MAP	41067C0361E
PROPOSED BUILDING FFE	182,26-SF

**VARIATIONS**

BUILDING SETBACKS:	STANDARD	VARIATION
FRONT (NW 185TH AVE)	20 FT	2.0 FT MIN.
STREET SIDE (NW WEST UNION RD)	20 FT	10.0 FT MIN.
SIDE YARD (BETHANY CREEK)	0 FT	NA
REAR	20 FT	NA

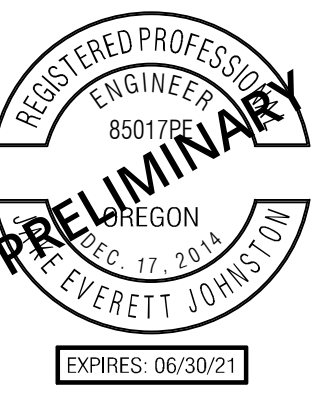
**SITE KEY NOTES**

- 1 PROPOSED PLANTER CURB (6" EXPOSURE AND WEEP HOLES).
- 1A PROPOSED PLANTER CURB ADJACENT TO RAISED CONCRETE ISLAND (2' EXPOSURE).
- 2 PROPOSED STANDARD CURB (6" EXPOSURE).
- 3 PROPOSED CURB AND GUTTER (18" GUTTER PAN).
- 4 PROPOSED CONCRETE SIDEWALK, WIDTH PER PLAN.
- 4A CONCRETE SIDEWALK TO BE FLUSH WITH CONCRETE SLAB AT FRONT OF BUILDING.
- 4B PROPOSED ACCESSIBLE PEDESTRIAN CONNECTION TO PUBLIC SIDEWALK.
- 5 PROPOSED 5' CURBTIGHT SIDEWALK AND STANDARD CURB TO REPLACE EXISTING DEPRESSED DRIVEWAY APPROACH.
- 6A PROPOSED 43' WIDE CURBTIGHT COMMERCIAL DRIVEWAY.
- 6B RECONSTRUCT AND WIDEN CURBTIGHT COMMERCIAL DRIVEWAY TO LIMITS SHOWN. MATCH CURB EXPOSURE OF EXISTING DRIVEWAY APPROACH.
- 7 PROPOSED ADA SIDEWALK RAMP.
- 8 PROPOSED CONCRETE SLAB.
- 9 PROPOSED 4' WIDE CONCRETE VALLEY GUTTER.
- 10 PROPOSED WHEEL STOP, TYPICAL - 8 THIS SHEET.
- 11 PROPOSED RETAINING WALL WITH 6-FT PRIVACY WOOD FENCE INSTALLED ON TOP. (2.5' MIN. TO 5.0' MAX. WALL HEIGHT).
- 12 NOTE NOT USED.
- 13 PROPOSED SIGN - "DO NOT ENTER" (FOR RIGHT-IN ONLY).
- 14 PROPOSED SIGN - INTERNATIONAL SYMBOL OF ACCESSIBILITY AND DESIGNATION, "VAN ACCESSIBLE".
- 15 SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE INFORMATION.
- 16 SEE PETROLEUM PLANS FOR UNDERGROUND FUEL TANK AND PUMP INFORMATION. PROVIDE 10' SEPARATION FROM EDGE OF TANK TO EDGE OF PUE.
- 17 SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING INFORMATION.
- 18 SEE ARCHITECTURAL PLANS FOR PROPOSED CANOPY INFORMATION.
- 19 PROPOSED 4-LEGGED INTERSECTION. EXISTING 3-LEGGED INTERSECTION TRAFFIC SIGNAL EQUIPMENT TO BE MODIFIED.
- 20 PROPOSED BOLLARD AT BUILDING FRONT FOR EACH PARKING STALL.
- 21 PROPOSED BIKE PARKING. 4 @ 6.0' x 22"
- 22 PROPOSED POLE MOUNT FACILITY IDENTIFICATION SIGNAGE
- 23 PROPOSED MONUMENT SIGN
- 24 PROPOSED 1-FT WIDE LOW PROFILE MOUNTABLE CURB (0" EXPOSURE) AT A 1V:4H SLOPE AND RAISED CONCRETE ISLAND TO ACCOMMODATE FUEL TRUCK ACCESS TO SITE. CURB TO BE PAINTED YELLOW WITH TYPE 1 BI-DIRECTIONAL RAISED PAVEMENT MARKERS. CONCRETE ISLAND TO INCLUDE YELLOW DIAGONAL STRIPING TO DISCOURAGE WESTBOUND VEHICLES TO TURN LEFT INTO SITE AS SHOWN.
- 25 PROPOSED LANDSCAPE ISLANDS WITHIN PARKING AREA  
A = 77 SF, B = 55 SF, C = 51 SF



**LEGEND**

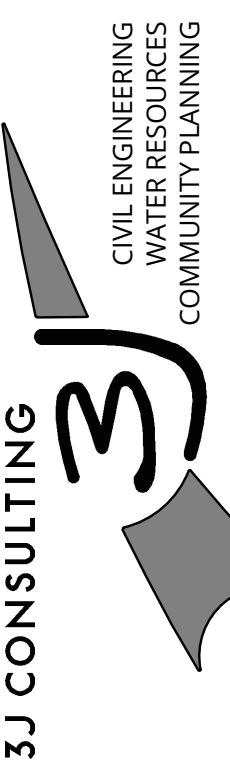
- PROJECT BOUNDARY
- EX. RIGHT-OF-WAY LINE
- EX. RIGHT-OF-WAY CENTERLINE
- PR. RIGHT OF WAY
- PR. EASEMENT LINE
- BUILDING SETBACK LINE
- EX. WETLAND BOUNDARY
- EX. VEGETATED CORRIDOR
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED LIP OF GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE ISLAND
- PROPOSED BUILDING LINE
- PROPOSED FENCE/VEHICLE BARRIER
- PROPOSED RETAINING WALL
- ADA PARKING SYMBOL
- PROPOSED STRIPING



PUBLISH DATE  
**JUNE 3, 2021**  
ISSUED FOR  
**LAND USE DOCUMENTS**  
REVISIONS

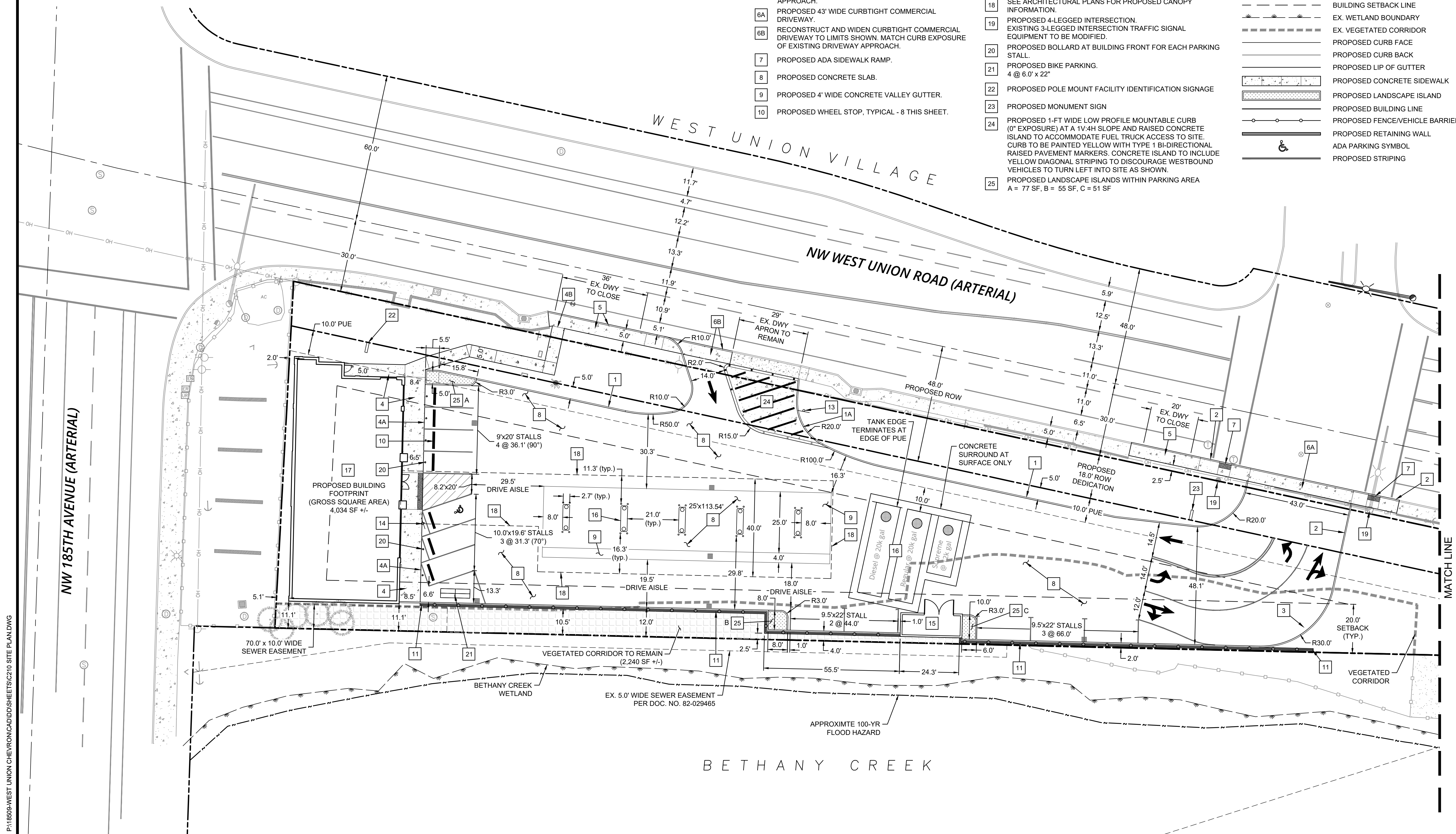
**PRELIMINARY SITE PLAN**  
**WEST UNION CHEVRON**

CRJW, LLC  
 WASHINGTON COUNTY, OREGON



PROJECT INFORMATION  
 3J PROJECT # | 18509  
 TAX LOT(S) | 1N119BC00(600,500)  
 LAND USE # | --  
 DESIGNED BY | JEJ  
 CHECKED BY | AJM

SHEET NUMBER  
**C211**



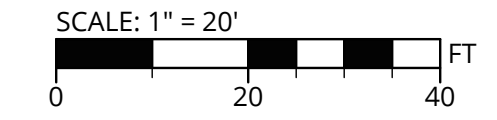
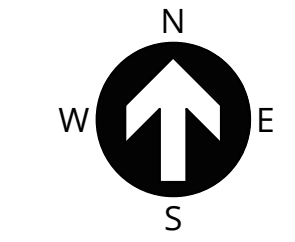
P:\18509-WEST UNION CHEVRON\CADD\SHETS\C210 SITE PLAN.DWG

MATCH LINE  
SEE SHEET C212



**SITE KEY NOTES**

- 1 PROPOSED 5' CURBTIGHT SIDEWALK AND STANDARD CURB (6" EXPOSURE).
- 2 PROPOSED CURBTIGHT SIDEWALK TO SEPARATED SIDEWALK CONNECTION.



**LEGEND**

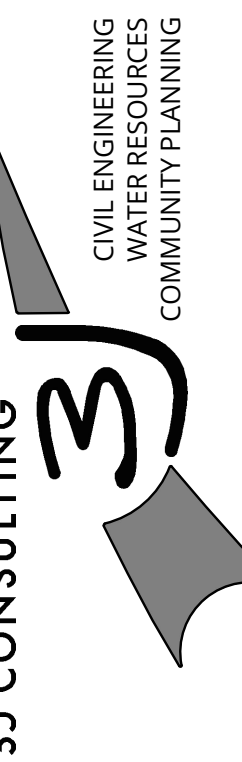
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	PROPOSED CURB BACK
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE SCORING



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**PRELIMINARY SITE PLAN**  
**WEST UNION CHEVRON**

CRJW, LLC  
WASHINGTON COUNTY, OREGON



9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

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TAX LOT(S) | 1N119BC00(600,500)  
LAND USE # | --  
DESIGNED BY | JEJ  
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