

ABBREVIATIONS LIST

AC	ASPHALTIC CONCRETE
CHRY	CHERRY TREE
CSP	CORRUGATED STEEL PIPE
DEC	DECIDUOUS TREE
DFIR	DOUGLAS FIR TREE
DIP	DUCTILE IRON PIPE
EL	ELEVATION
EX.	EXISTING
FL	FLOW LINE
IE	INVERT ELEVATION
NO.	NUMBER
RDWD	REDWOOD TREE

EXISTING CONDITIONS PLAN

THIS PLAN HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. SITE BACKGROUND INFORMATION AND FEATURES HAVE BEEN GENERATED FROM A COMBINATION OF PUBLIC GIS DATA SOURCES, AERIAL PHOTOS, PHYSICAL SITE OBSERVATIONS, AND TOPOGRAPHIC SURVEY PROVIDED BY CRJW, LLC. AND PREPARED BY ANDY PARIS AND ASSOCIATES, INC. DATED APRIL 1, 2019. PROPOSED SITE FEATURES ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED.

NOTES

- VERTICAL DATUM IS NGVD 29, BASED ON WASHINGTON COUNTY BENCHMARK NO. 194 HAVING AN ELEVATION OF 209.254 FEET.
- NAVD 88 ELEVATIONS FROM FEMA FLOOD INSURANCE STUDY CONVERTED TO NGVD 29 BY SUBTRACTING 3.52 FEET.
- THE BOUNDARIES AS SHOWN ON THIS MAP ARE BASED ON RECORD DATA AND FOUND MONUMENTS. THIS PLAN DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE / TOPOGRAPHIC INFORMATION ONLY. THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THE TOPOGRAPHIC SURVEY OR PREPARATION OF THIS EXISTING CONDITIONS PLAN. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES AS SHOWN ON THIS MAP ARE BASED ON FIELD OBSERVATION ONLY. THERE MAY EXIST ADDITIONAL SERVICE LINES NOT SHOWN ON THIS SURVEY. NOT ALL SURFACE FEATURES OR UTILITIES MAY BE SHOWN. SITE FEATURES ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED. SEE UTILITY STATEMENT, THIS SHEET. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION TO DETERMINE WORK SPECIFIC DETAILS.

UTILITY STATEMENT

THE UNDERGROUND UTILITY LINES ARE FROM FIELD SURFACE LOCATIONS ONLY AND/OR RECORD INFORMATION FROM AS-BUILT MAPS, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLE DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

FLOOD HAZARD NOTE

ZONE X (UN-SHADED) THE SITE IS LOCATED WITHIN ZONE X (UN-SHADED) PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 41067 C0361E
 FEMA'S DEFINITION OF ZONE X (UN-SHADED) IS AN AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. IN COMMUNITIES THAT PARTICIPATE IN THE NFIP, FLOOD INSURANCE IS AVAILABLE TO ALL PROPERTY OWNERS AND RENTERS IN THESE ZONES.

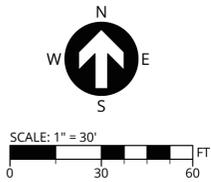
GEOTECHNICAL INFORMATION

BORING	DEPTH OF BORING (FT)	DEPTH TO GROUNDWATER (FT)	INFILTRATION TEST NO.	DEPTH (FT)	FIELD MEASURED INFILTRATION RATE (IN/HR)
B-1	16.5	*	IT-1	4.5	0
B-2	16.5	*	IT-2	5.0	0
B-3	6.5	*	IT-3	5.5	0.13
B-4	6.5	*	IT-4	5.0	1.50
B-5	31.5	23'			
B-6	31.5	*			

* GROUND WATER WAS NOT ENCOUNTERED IN BORING.
 GROUNDWATER FOUND IN B-5 WAS CONFINED AND ROSE APPROX. 7 FT (TO APPROX. 16 BGS) IN APPROX. 25 MINUTES. GROUNDWATER SHOULD BE EXPECTED TO RISE SEVERAL FEET DURING PERIODS OF EXTENDED RAINFALL AS WELL AS FROM CAPILLARY RISE. GROUNDWATER CONDITIONS AT THE SITE ARE EXPECTED TO VARY SEASONALLY DUE TO RAINFALL EVENTS AND OTHER FACTORS NOT OBSERVED IN EXPLORATIONS BY THE GEOTECHNICAL ENGINEER.

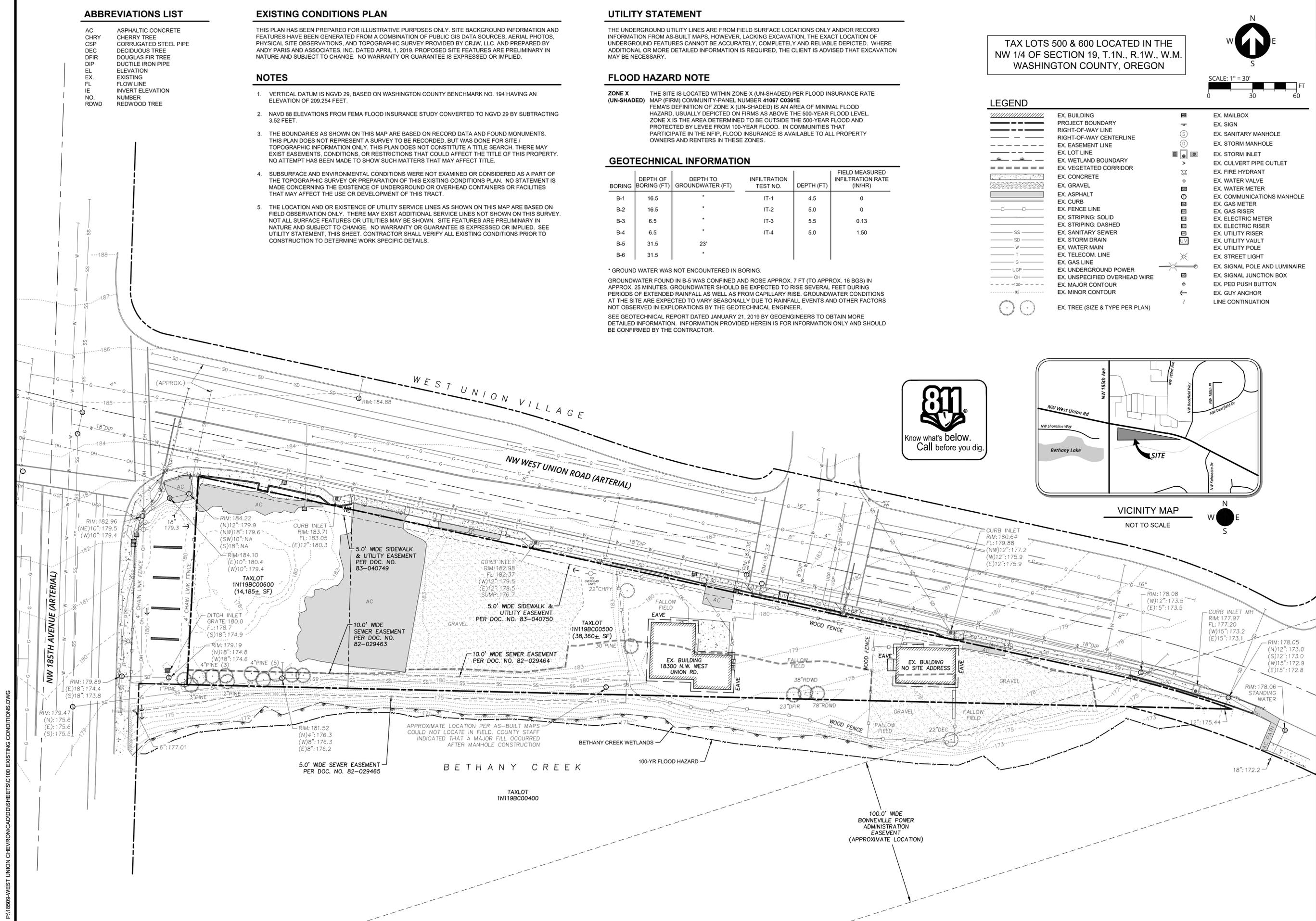
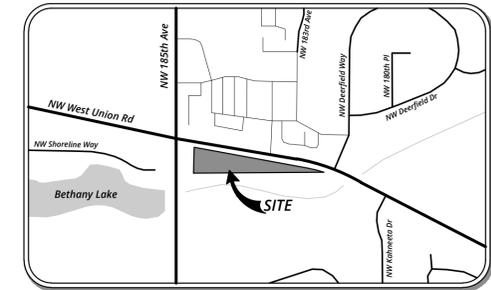
SEE GEOTECHNICAL REPORT DATED JANUARY 21, 2019 BY GEOENGINEERS TO OBTAIN MORE DETAILED INFORMATION. INFORMATION PROVIDED HEREIN IS FOR INFORMATION ONLY AND SHOULD BE CONFIRMED BY THE CONTRACTOR.

TAX LOTS 500 & 600 LOCATED IN THE NW 1/4 OF SECTION 19, T.1N., R.1W., W.M. WASHINGTON COUNTY, OREGON



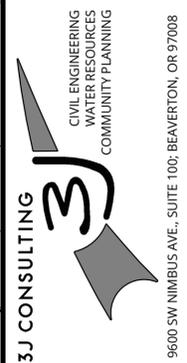
LEGEND

	EX. BUILDING PROJECT BOUNDARY		EX. MAILBOX
	RIGHT-OF-WAY LINE		EX. SIGN
	RIGHT-OF-WAY CENTERLINE		EX. SANITARY MANHOLE
	EX. EASEMENT LINE		EX. STORM MANHOLE
	EX. LOT LINE		EX. STORM INLET
	EX. WETLAND BOUNDARY		EX. CULVERT PIPE OUTLET
	EX. VEGETATED CORRIDOR		EX. FIRE HYDRANT
	EX. CONCRETE		EX. WATER VALVE
	EX. GRAVEL		EX. WATER METER
	EX. ASPHALT		EX. COMMUNICATIONS MANHOLE
	EX. CURB		EX. GAS METER
	EX. FENCE LINE		EX. GAS RISER
	EX. STRIPING: SOLID		EX. ELECTRIC METER
	EX. STRIPING: DASHED		EX. ELECTRIC RISER
	EX. SANITARY SEWER		EX. UTILITY RISER
	EX. STORM DRAIN		EX. UTILITY VAULT
	EX. WATER MAIN		EX. UTILITY POLE
	EX. TELECOM. LINE		EX. STREET LIGHT
	EX. GAS LINE		EX. SIGNAL POLE AND LUMINAIRE
	EX. UNDERGROUND POWER		EX. SIGNAL JUNCTION BOX
	EX. UNSPECIFIED OVERHEAD WIRE		EX. PED PUSH BUTTON
	EX. MAJOR CONTOUR		EX. GUY ANCHOR
	EX. MINOR CONTOUR		LINE CONTINUATION
	EX. TREE (SIZE & TYPE PER PLAN)		



PUBLISH DATE
SEPTEMBER 3, 2021
 ISSUED FOR
LAND USE DOCUMENTS
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EXISTING CONDITIONS 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
C101

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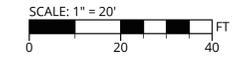


EROSION CONTROL KEY NOTES

- 1 INSTALL SEDIMENT FENCE AT LIMITS OF GRADING.
- 2 INSTALL/MAINTAIN INLET PROTECTION.
- 3 INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- 4 INSTALL/MAINTAIN HIGH VISIBILITY ORANGE CONSTRUCTION FENCING.
- 5 PROPOSED STOCKPILE LOCATION TO BE COVERED WITH PLASTIC SHEETING DURING WET WEATHER AND SURROUNDED BY SEDIMENT CONTROL PERIMETER BARRIER SUCH AS WATTLES.

DEMOLITION KEY NOTES

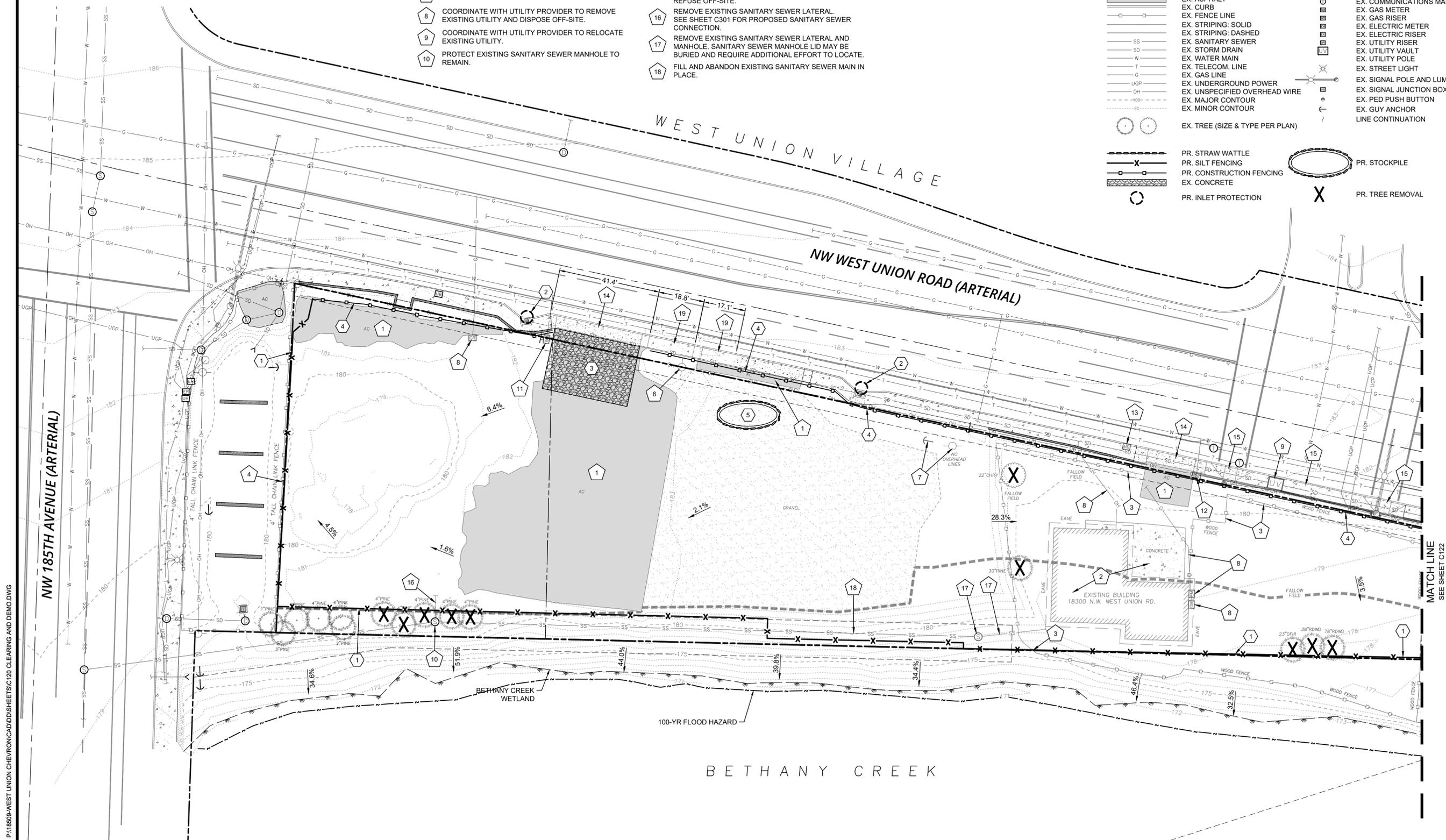
- 1 REMOVE EXISTING HARD SURFACING AND BASE ROCK. DISPOSE OR RUBBLE AND REFUSE OFF-SITE.
- 2 EXISTING BUILDING, FOUNDATION, AND CONCRETE PAD TO BE DEMOLISHED. DEBRIS AND REFUSE TO BE DISPOSED OFF-SITE AT AN APPROVED LOCATION.
- 3 REMOVE EXISTING FENCING AND DISPOSE OFF-SITE.
- 4 PROTECT EXISTING 4' CHAIN LINK FENCE TO REMAIN.
- 5 PROTECT EXISTING PINE TREE TO REMAIN.
- 6 PROTECT EXISTING UTILITY POLE TO REMAIN.
- 7 REMOVE EXISTING UTILITY POLE AND GUY ANCHOR.
- 8 COORDINATE WITH UTILITY PROVIDER TO REMOVE EXISTING UTILITY AND DISPOSE OFF-SITE.
- 9 COORDINATE WITH UTILITY PROVIDER TO RELOCATE EXISTING UTILITY.
- 10 PROTECT EXISTING SANITARY SEWER MANHOLE TO REMAIN.
- 11 TVWD TO KILL EXISTING WATER METER AND CONNECT NEW WATER SERVICE LINE TO NEW WATER METER. SEE SHEET C301 FOR PROPOSED WATER SERVICE LINE CONNECTION.
- 12 TVWD TO KILL EXISTING WATER METER AND SERVICE LINE.
- 13 REMOVE EXISTING MAILBOX SUPPORT.
- 14 UTILIZE EXISTING DRIVEWAY FOR CONSTRUCTION ACCESS PRIOR TO REMOVAL OF EXISTING DEPRESSED DRIVEWAY APPROACH, CURB, AND 1' MIN. OF EXISTING PAVEMENT. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
- 15 REMOVE EXISTING SIDEWALK, PARALLEL PEDESTRIAN RAMP AND TRUNCATED DOMES, CURB, AND 1' MIN. OF EXISTING PAVEMENT. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
- 16 REMOVE EXISTING SANITARY SEWER LATERAL. SEE SHEET C301 FOR PROPOSED SANITARY SEWER CONNECTION.
- 17 REMOVE EXISTING SANITARY SEWER LATERAL AND MANHOLE. SANITARY SEWER MANHOLE LID MAY BE BURIED AND REQUIRE ADDITIONAL EFFORT TO LOCATE.
- 18 FILL AND ABANDON EXISTING SANITARY SEWER MAIN IN PLACE.
- 19 REMOVE EXISTING SIDEWALK, CURB, AND DRIVEWAY APPROACH TO LIMITS SHOWN. REMOVE 1' MIN. OF EXISTING PAVEMENT. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.



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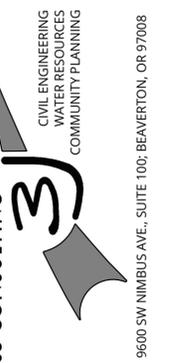
LEGEND

	EX. BUILDING		EX. MAILBOX
	PROJECT BOUNDARY		EX. SIGN
	RIGHT-OF-WAY LINE		EX. SANITARY MANHOLE
	RIGHT-OF-WAY CENTERLINE		EX. STORM MANHOLE
	EX. EASEMENT LINE		EX. STORM INLET
	EX. LOT LINE		EX. CULVERT PIPE OUTLET
	EX. WETLAND BOUNDARY		EX. FIRE HYDRANT
	EX. VEGETATED CORRIDOR		EX. WATER VALVE
	EX. CONCRETE		EX. WATER METER
	EX. GRAVEL		EX. COMMUNICATIONS MANHOLE
	EX. ASPHALT		EX. GAS METER
	EX. CURB		EX. GAS RISER
	EX. FENCE LINE		EX. ELECTRIC METER
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	EX. STRIPING: DASHED		EX. UTILITY RISER
	EX. SANITARY SEWER		EX. UTILITY VAULT
	EX. STORM DRAIN		EX. UTILITY POLE
	EX. WATER MAIN		EX. STREET LIGHT
	EX. TELECOM. LINE		EX. SIGNAL POLE AND LUMINAIRE
	EX. GAS LINE		EX. SIGNAL JUNCTION BOX
	EX. UNDERGROUND POWER		EX. PED PUSH BUTTON
	EX. UNSPECIFIED OVERHEAD WIRE		EX. GUY ANCHOR
	EX. MAJOR CONTOUR		LINE CONTINUATION
	EX. MINOR CONTOUR		
	EX. TREE (SIZE & TYPE PER PLAN)		
	PR. STRAW WATTLE		PR. STOCKPILE
	PR. SILT FENCING		PR. TREE REMOVAL
	PR. CONSTRUCTION FENCING		
	EX. CONCRETE		
	PR. INLET PROTECTION		



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DEMOLITION AND ESCP
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
C121



EROSION CONTROL KEY NOTES

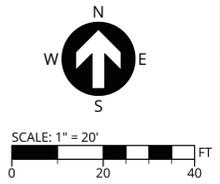
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- 3 INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- 4 INSTALL/MAINTAIN HIGH VISIBILITY ORANGE CONSTRUCTION FENCING.
- 5 PROPOSED STOCKPILE LOCATION TO BE COVERED WITH PLASTIC SHEETING DURING WET WEATHER AND SURROUNDED BY SEDIMENT CONTROL PERIMETER BARRIER SUCH AS WATTLES.

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING HARD SURFACING AND BASE ROCK. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
- 2 EXISTING BUILDING, FOUNDATION, AND CONCRETE PAD TO BE DEMOLISHED. DEBRIS AND REFUSE TO BE DISPOSED OFF-SITE AT AN APPROVED LOCATION.
- 3 REMOVE EXISTING FENCING AND DISPOSE OFF-SITE.
- 4 COORDINATE WITH UTILITY PROVIDER TO REMOVE EXISTING UTILITY AND DISPOSE OFF-SITE.
- 5 REMOVE EXISTING SIDEWALK ENDING, CURB, AND ASPHALT PATHWAY TO LIMITS SHOWN. REMOVE 1' MIN. OF EXISTING PAVEMENT. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.
- 6 REMOVE 1' MIN. OF EXISTING ONSITE GRAVEL DRIVEWAY FOR VEGETATED CORRIDOR ENHANCEMENT AND CREATION. DISPOSE OF RUBBLE AND REFUSE OFF-SITE.

LEGEND

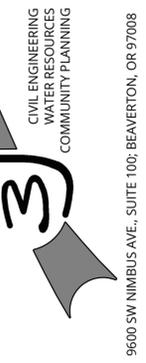
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	EX. VEGETATED CORRIDOR		EX. WATER VALVE
	EX. CONCRETE		EX. WATER METER
	EX. GRAVEL		EX. COMMUNICATIONS MANHOLE
	EX. ASPHALT		EX. GAS METER
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	EX. UNSPECIFIED OVERHEAD WIRE		EX. GUY ANCHOR
	EX. MAJOR CONTOUR		LINE CONTINUATION
	EX. MINOR CONTOUR		
	EX. TREE (SIZE & TYPE PER PLAN)		
	PR. STRAW WATTLE		PR. STOCKPILE
	PR. SILT FENCING		PR. TREE REMOVAL
	PR. CONSTRUCTION FENCING		
	EX. CONCRETE		
	PR. INLET PROTECTION		



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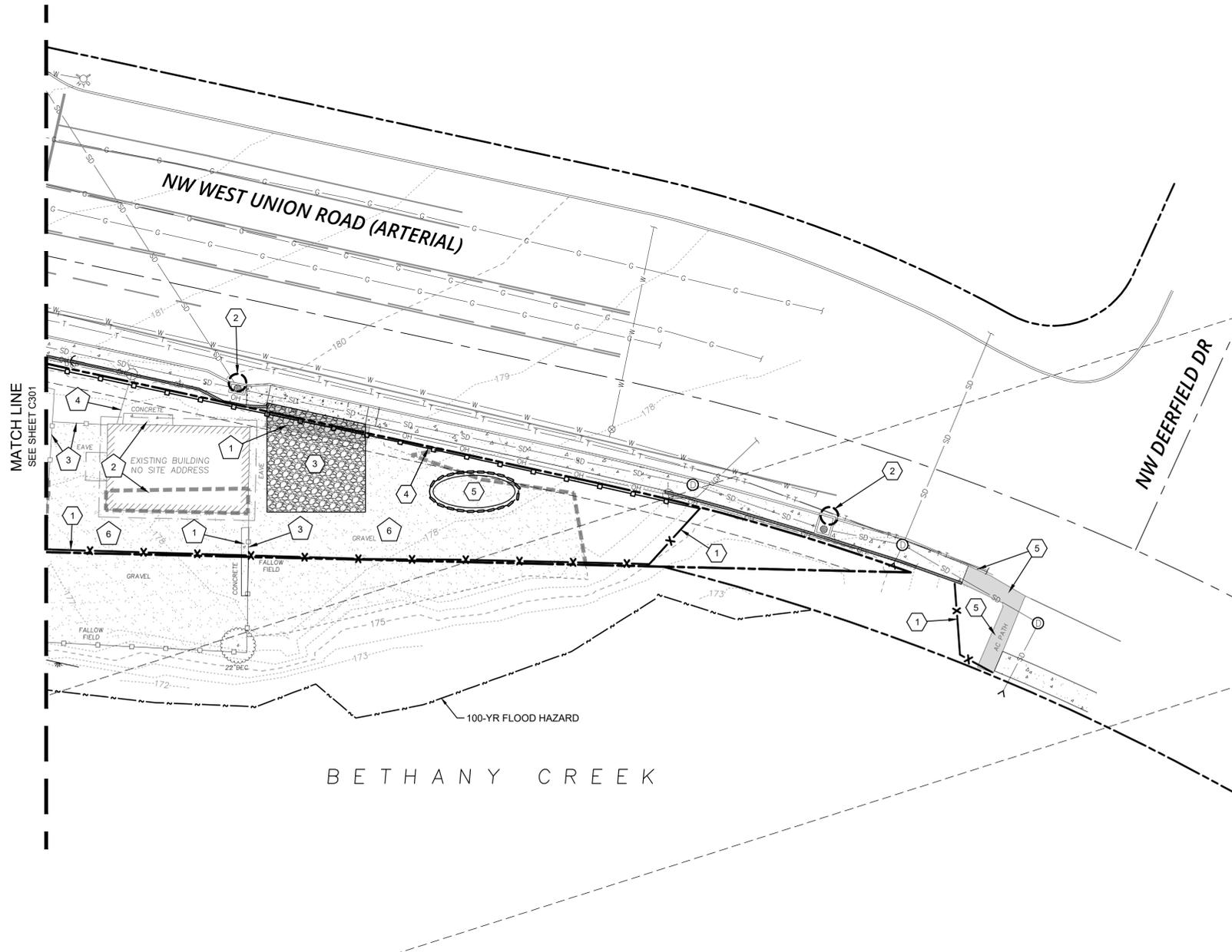
DEMOLITION AND ESCP
WEST UNION CHEVRON

CRJW, LLC
WASHINGTON COUNTY, OREGON

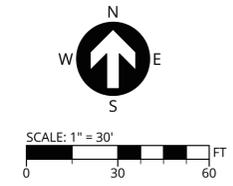


PROJECT INFORMATION
3J PROJECT # | 18509
TAX LOT(S) | 1N119BC00(600,500)
LAND USE # | --
DESIGNED BY | JEJ
CHECKED BY | AJM

SHEET NUMBER
C122



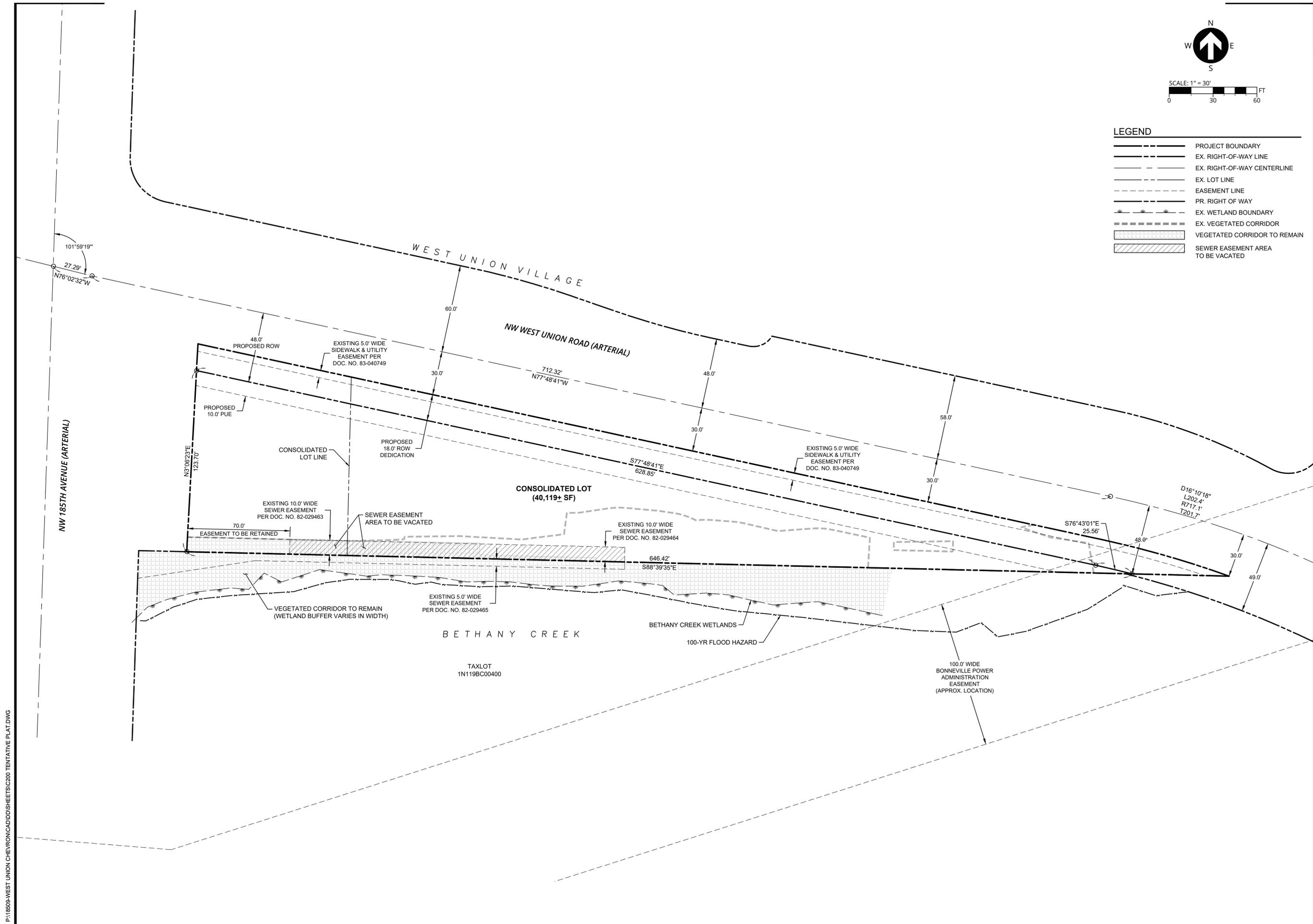
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LEGEND

	PROJECT BOUNDARY
	EX. RIGHT-OF-WAY LINE
	EX. RIGHT-OF-WAY CENTERLINE
	EX. LOT LINE
	EASEMENT LINE
	PR. RIGHT OF WAY
	EX. WETLAND BOUNDARY
	EX. VEGETATED CORRIDOR
	VEGETATED CORRIDOR TO REMAIN
	SEWER EASEMENT AREA TO BE VACATED



TENTATIVE PLAT
WEST UNION CHEVRON
 CRJW, LLC
 WASHINGTON COUNTY, OREGON

3J CONSULTING
 CIVIL ENGINEERING
 WATER RESOURCES
 COMMUNITY PLANNING

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

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

SHEET NUMBER
C201

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SITE STATISTICS

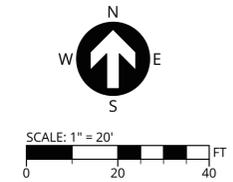
SITE ADDRESS	18450 NW WEST UNION ROAD BEAVERTON, OR 97229
TAXLOT(S)	1N119BC00600 1N119BC00500
JURISDICTION	WASHINGTON COUNTY
GROSS SITE AREA	1.21 ACRES
PROPERTY ZONING	NEIGHBORHOOD COMMERCIAL (NC)
FLOOD INSURANCE RATE MAP	41067C0361E
PROPOSED BUILDING FFE	182,26-SF

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

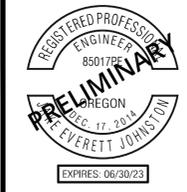
SITE KEY NOTES

- 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



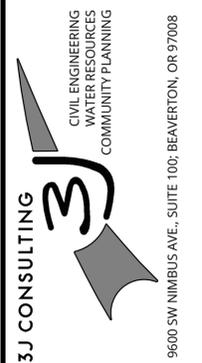
LEGEND

- 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



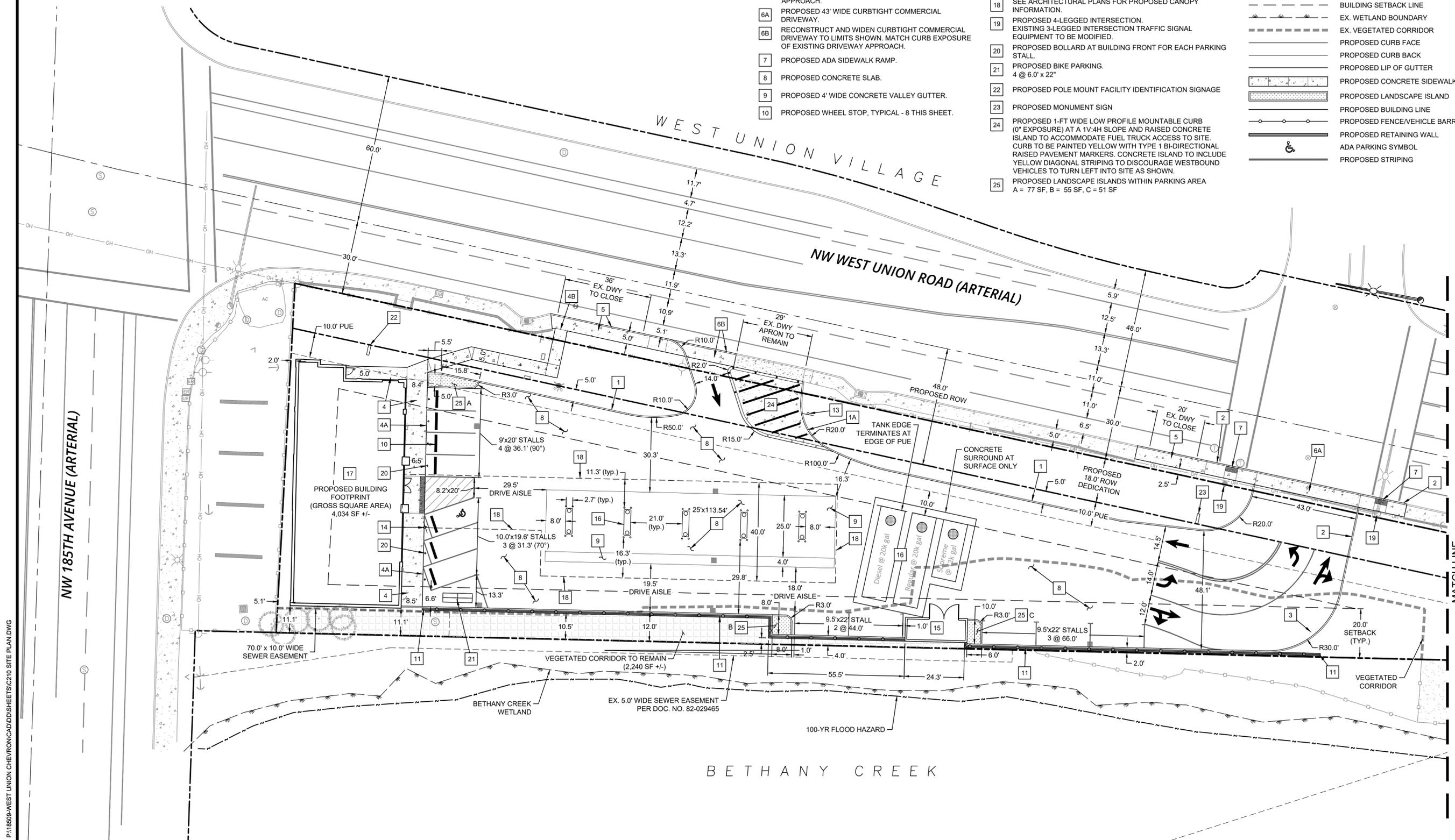
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PRELIMINARY SITE PLAN
WEST UNION CHEVRON
 CRJW, LLC
 WASHINGTON COUNTY, OREGON



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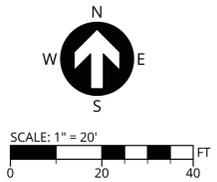


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SITE KEY NOTES

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



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 CONCRETE SIDEWALK

PUBLISH DATE
SEPTEMBER 3, 2021
 ISSUED FOR
LAND USE DOCUMENTS
 REVISIONS

PRELIMINARY SITE PLAN
WEST UNION CHEVRON

CRJW, LLC
 WASHINGTON COUNTY, OREGON

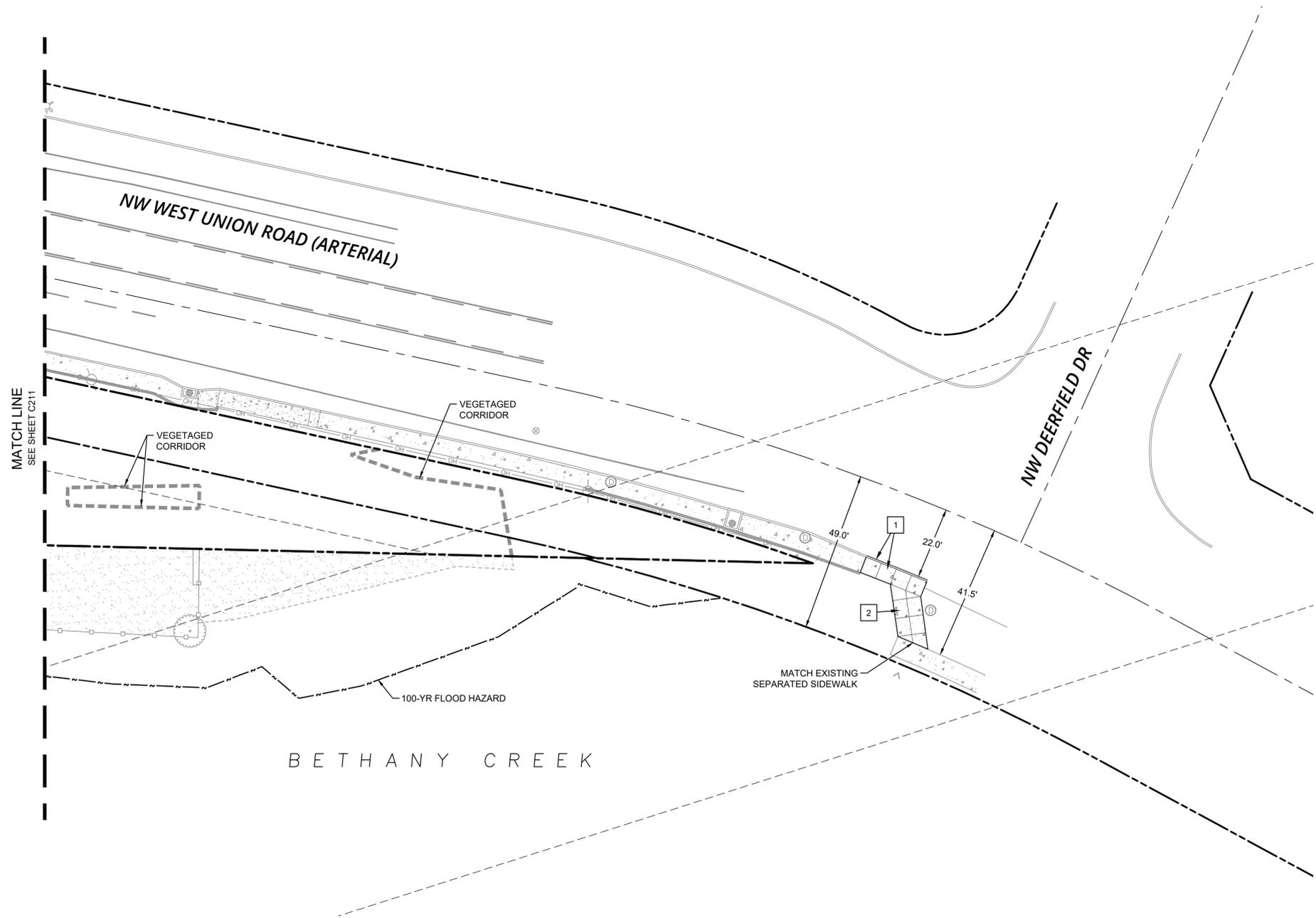
3J CONSULTING
 CIVIL ENGINEERING
 WATER RESOURCES
 COMMUNITY PLANNING

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

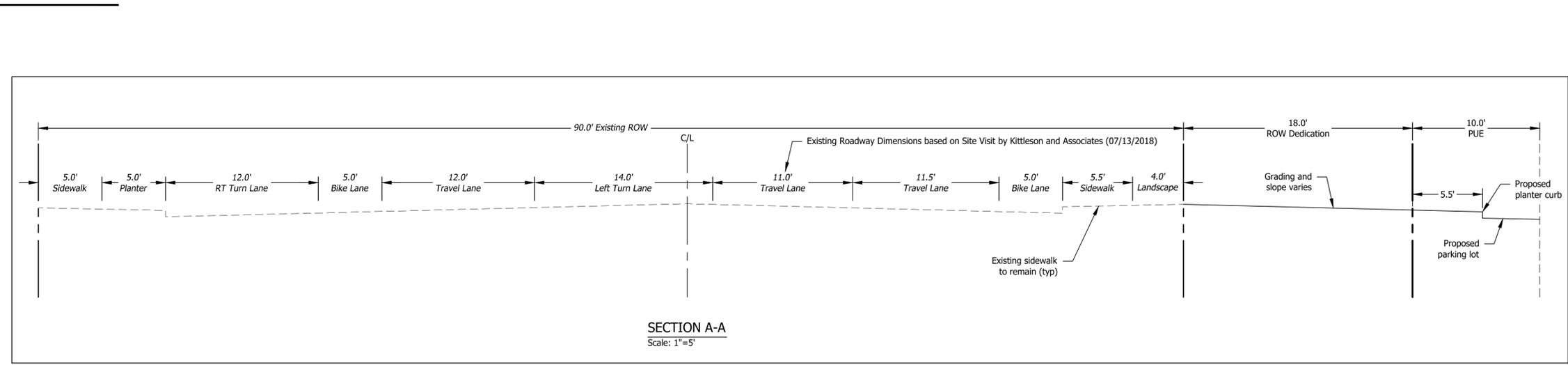
PROJECT INFORMATION
 3J PROJECT # | 18509
 TAX LOT(S) | 1N119BC00(600,500)
 LAND USE # | --
 DESIGNED BY | JEJ
 CHECKED BY | AJM

SHEET NUMBER
C212

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



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



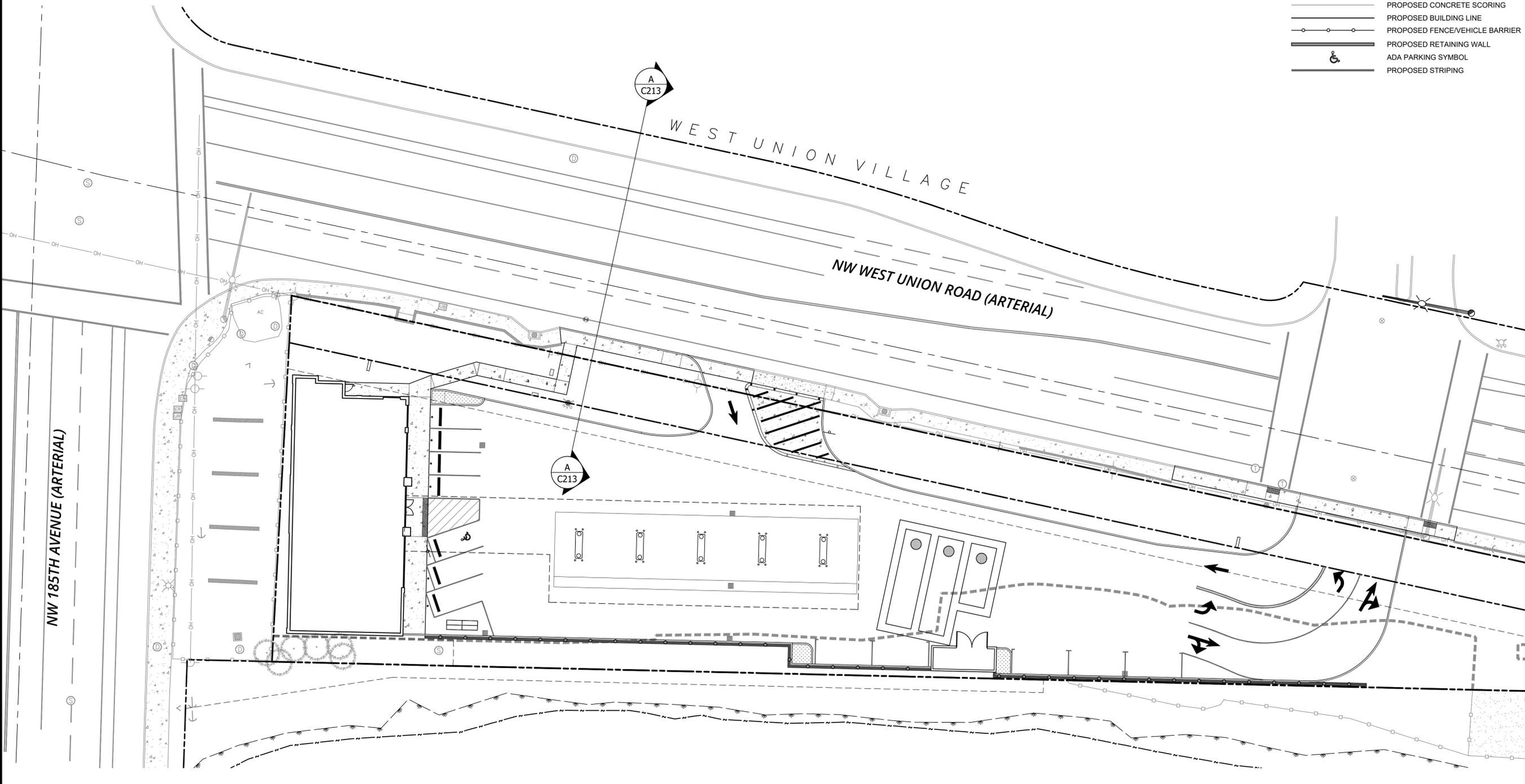
SECTION A-A
Scale: 1"=5'



SCALE: 1" = 20'
0 20 40 FT

LEGEND

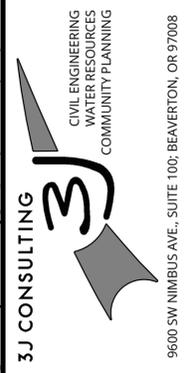
- PROJECT BOUNDARY
- EX. RIGHT-OF-WAY LINE
- EX. RIGHT-OF-WAY CENTERLINE
- PR. RIGHT OF WAY
- PR. EASEMENT LINE
- BUILDING SETBACK LINE
- EX. WETLAND BOUNDARY
- EX. VEGETATED CORRIDOR
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED LIP OF GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE SCORING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



PUBLISH DATE
SEPTEMBER 3, 2021
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS

WEST UNION ROAD CROSS SECTION
WEST UNION CHEVRON

CRJW, LLC
WASHINGTON COUNTY, OREGON

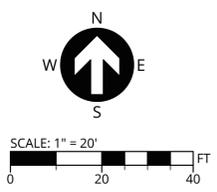


PROJECT INFORMATION
3J PROJECT # | 18509
TAX LOT(S) | 1N119BC00(600,500)
LAND USE # | --
DESIGNED BY | JEJ
CHECKED BY | AJM

SHEET NUMBER
C213



THIS PLAN HAS BEEN PREPARED FOR PLANNING AND ILLUSTRATIVE PURPOSES ONLY. THIS CIRCULATION PLAN SHOWS PROPOSED ON-SITE VEHICULAR AND PEDESTRIAN CIRCULATION AND CHANNELIZATION .



PUBLISH DATE
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LAND USE DOCUMENTS
REVISIONS

LEGEND

	PROJECT BOUNDARY
	EX. RIGHT-OF-WAY LINE
	EX. RIGHT-OF-WAY CENTERLINE
	PR. RIGHT OF WAY
	PR. EASEMENT LINE
	EX. WETLAND BOUNDARY
	PR. PEDESTRIAN CIRCULATION
	PR. VEHICULAR CIRCULATION

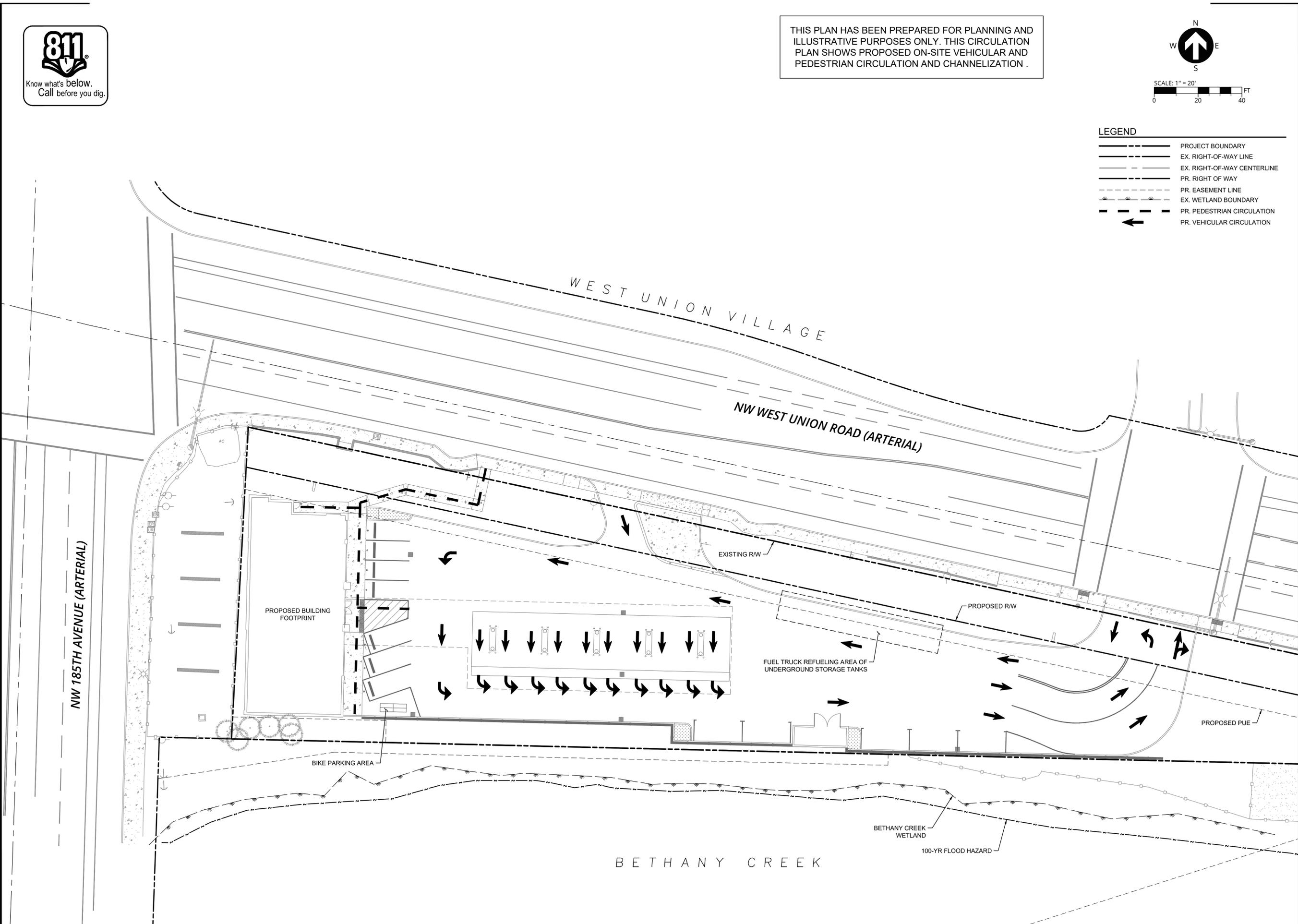
CIRCULATION PLAN
WEST UNION CHEVRON
 CRJW, LLC
 WASHINGTON COUNTY, OREGON

P:\18509-WEST UNION CHEVRON\CADD\SHEETS\C222 CIRCULATION PLAN.DWG

3J CONSULTING
 CIVIL ENGINEERING
 WATER RESOURCES
 COMMUNITY PLANNING
 9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

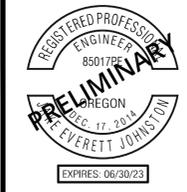
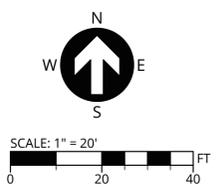
PROJECT INFORMATION
 3J PROJECT # | 18509
 TAX LOT(S) | 1N119BC00(600,500)
 LAND USE # | --
 DESIGNED BY | JEJ
 CHECKED BY | AJM

SHEET NUMBER
C222





THIS PLAN HAS BEEN PREPARED FOR PLANNING AND ILLUSTRATIVE PURPOSES ONLY. THIS FIRE ACCESS PLAN SHOWS PROPOSED FIRE HOSE LINE PULL EXTENTS FROM ASSUMED FIRE TRUCK ACCESS LOCATIONS AND EXISTING HYDRANT COVERAGE.



PUBLISH DATE
SEPTEMBER 3, 2021
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS

FIRE HYDRANT KEY NOTES

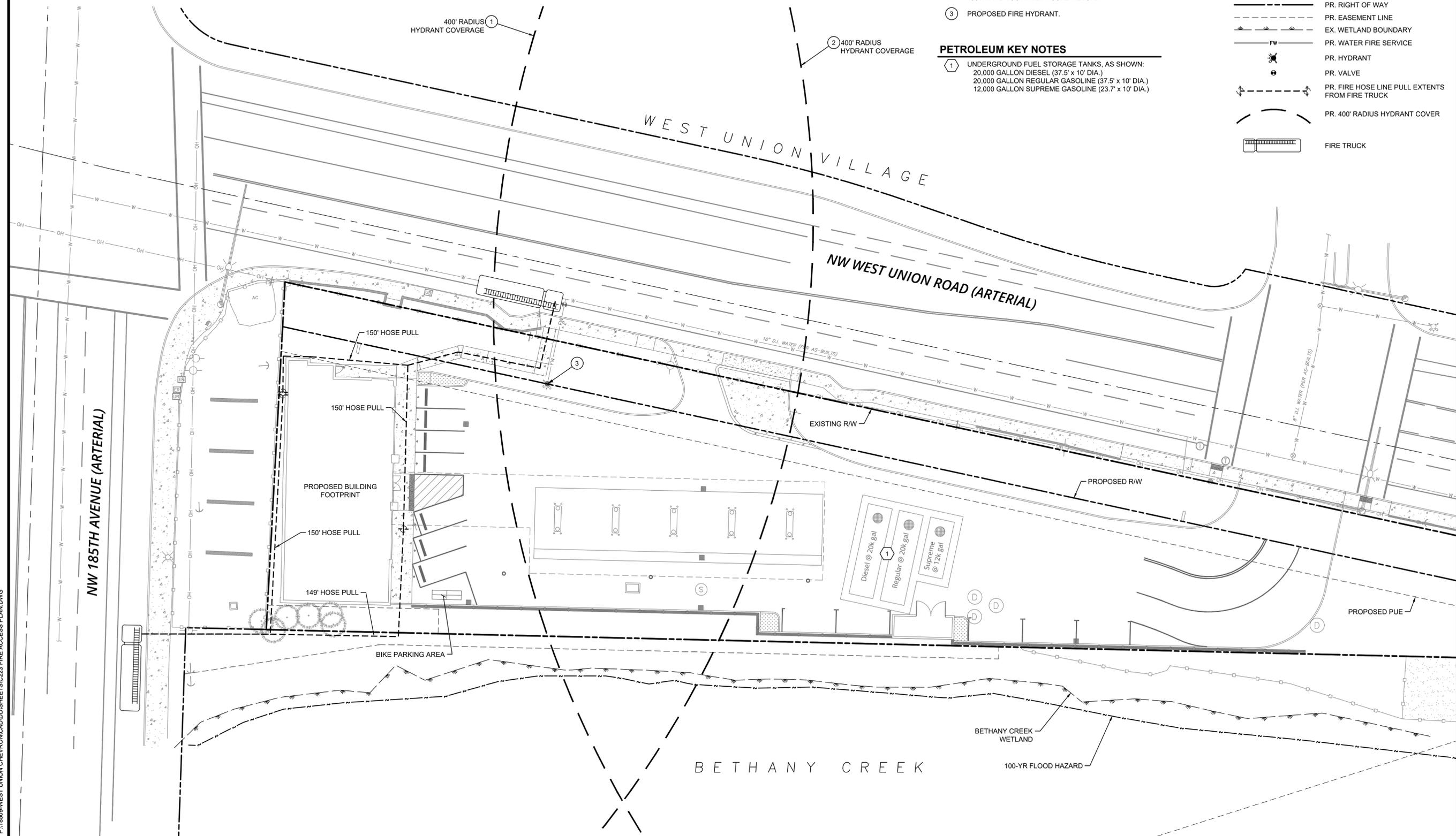
- ① EXISTING HYDRANT LOCATED BEHIND CURB AT WEST UNION VILLAGE NORTHEAST CURB RETURN.
- ② EXISTING HYDRANT LOCATED BEHIND SIDEWALK AT 185TH AVE SOUTHWEST CURB RETURN.
- ③ PROPOSED FIRE HYDRANT.

PETROLEUM KEY NOTES

- ① UNDERGROUND FUEL STORAGE TANKS, AS SHOWN:
20,000 GALLON DIESEL (37.5' x 10' DIA.)
20,000 GALLON REGULAR GASOLINE (37.5' x 10' DIA.)
12,000 GALLON SUPREME GASOLINE (23.7' x 10' DIA.)

LEGEND

- PROJECT BOUNDARY
- - - EX. RIGHT-OF-WAY LINE
- · - · EX. RIGHT-OF-WAY CENTERLINE
- - - PR. RIGHT OF WAY
- · - · PR. EASEMENT LINE
- · - · EX. WETLAND BOUNDARY
- · - · PR. WATER FIRE SERVICE
- PR. HYDRANT
- PR. VALVE
- ↔ PR. FIRE HOSE LINE PULL EXTENTS FROM FIRE TRUCK
- ⊖ PR. 400' RADIUS HYDRANT COVER
- 🚒 FIRE TRUCK



FIRE ACCESS PLAN
WEST UNION CHEVRON
 CRJW, LLC
 WASHINGTON COUNTY, OREGON

3J CONSULTING
 CIVIL ENGINEERING
 WATER RESOURCES
 COMMUNITY PLANNING
 9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

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

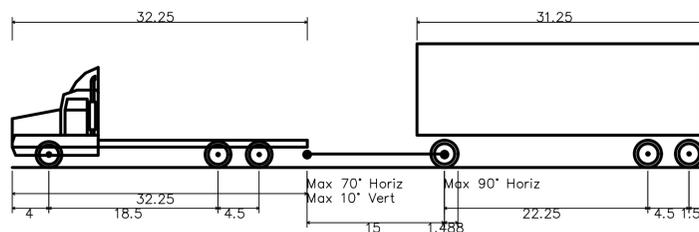
SHEET NUMBER
C223

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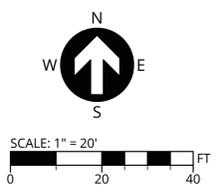


THIS PLAN HAS BEEN PREPARED FOR PLANNING AND ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHOWS ASSUMED FUELING TRUCK TURNING MOVEMENTS INTO, THROUGH, AND OUT OF THE SITE.

FUEL TRUCK PROFILE

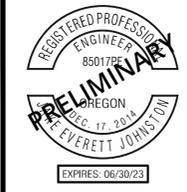


Fuel Truck (custom)	75.500ft
Overall Length	8.500ft
Overall Width	13.500ft
Overall Body Height	1.334ft
Min Body Ground Clearance	8.500ft
Max Track Width	6.00s
Lock-to-lock time	50.00°
Max Steering Angle (Virtual)	

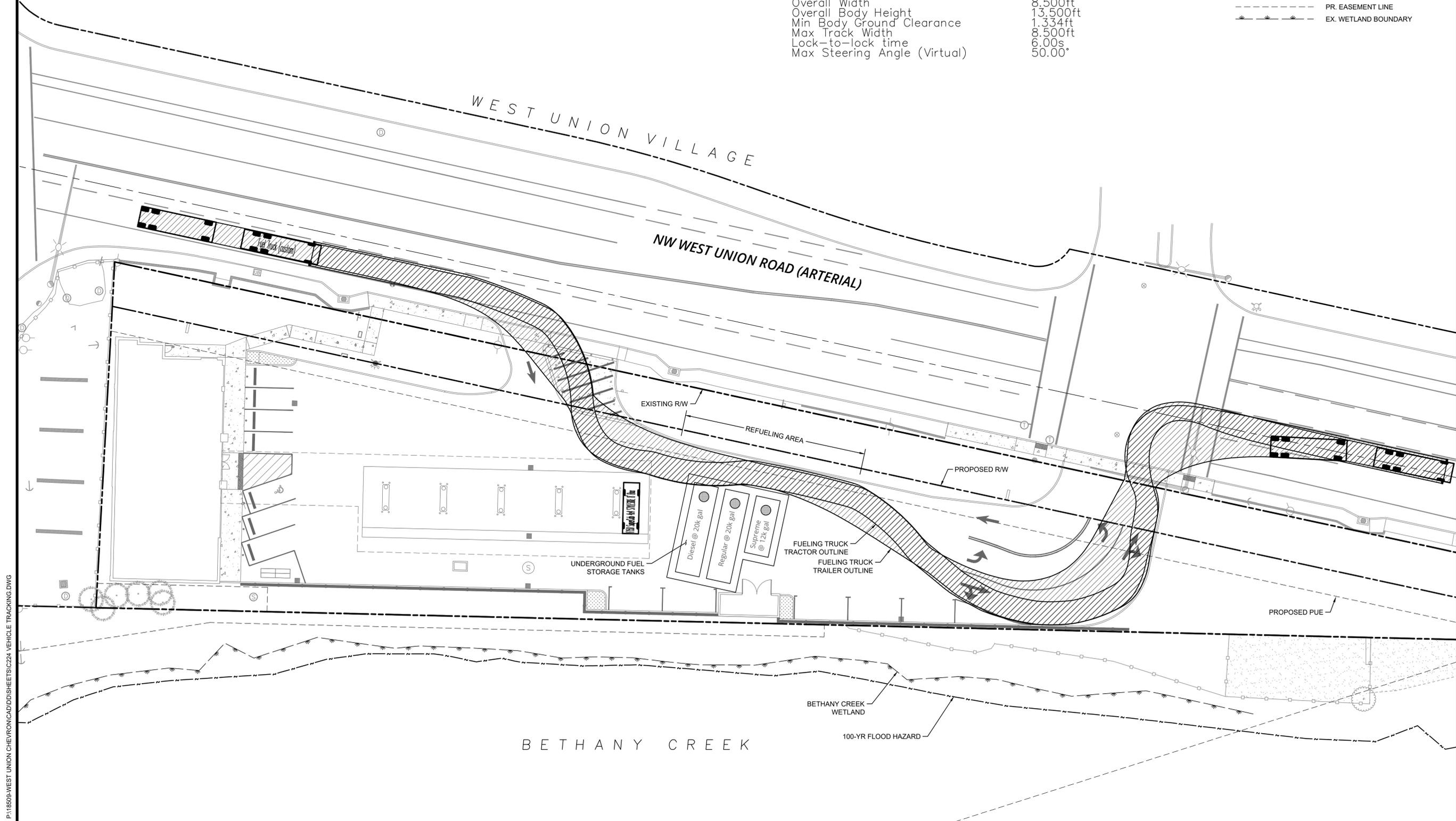


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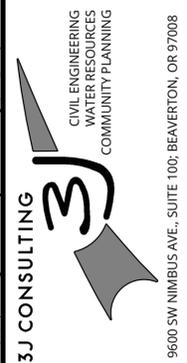
	PROJECT BOUNDARY
	EX. RIGHT-OF-WAY LINE
	EX. RIGHT-OF-WAY CENTERLINE
	PR. RIGHT OF WAY
	PR. EASEMENT LINE
	EX. WETLAND BOUNDARY



PUBLISH DATE
SEPTEMBER 3, 2021
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS



FUEL TRUCK TURNING MOVEMENT
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

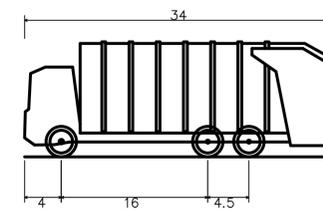
SHEET NUMBER
C224

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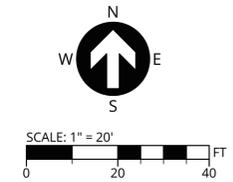


THIS PLAN HAS BEEN PREPARED FOR PLANNING AND ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHOWS ASSUMED GARBAGE/RECYCLING TRUCK TURNING MOVEMENTS INTO, THROUGH, AND OUT OF THE SITE.

GARBAGE TRUCK PROFILE



Custom Garbage Truck	
Overall Length	34.000ft
Overall Width	10.000ft
Overall Body Height	12.534ft
Min Body Ground Clearance	1.223ft
Track Width	9.500ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	35.000ft

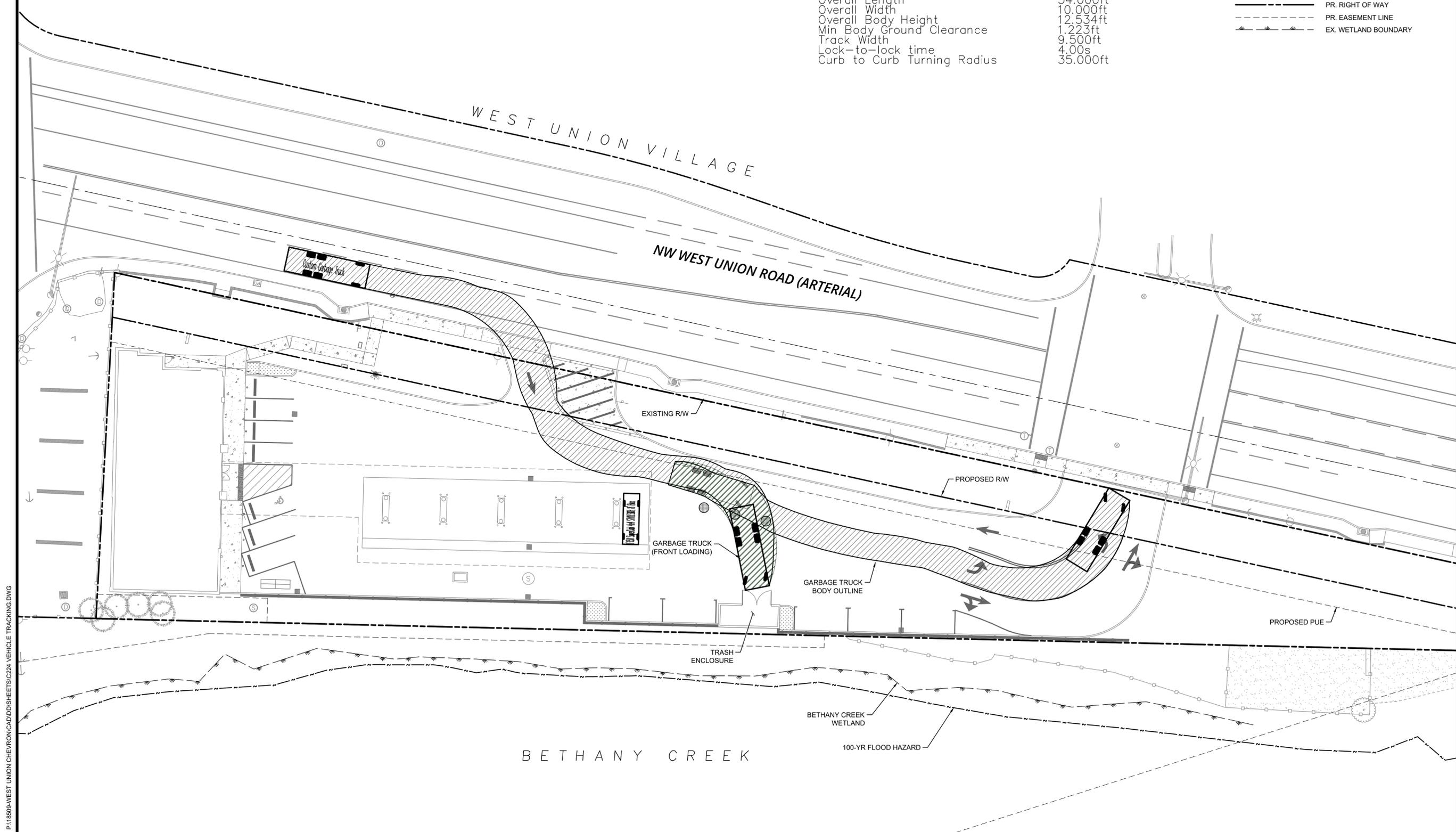


LEGEND

- PROJECT BOUNDARY
- - - EX. RIGHT-OF-WAY LINE
- · - · - EX. RIGHT-OF-WAY CENTERLINE
- - - PR. RIGHT OF WAY
- · - · - PR. EASEMENT LINE
- * - * - EX. WETLAND BOUNDARY

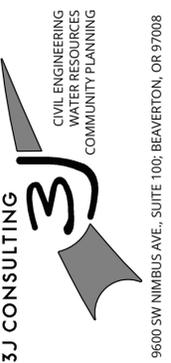


PUBLISH DATE
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ISSUED FOR
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REVISIONS



GARBAGE TRUCK TURNING MOVEMENT
WEST UNION CHEVRON

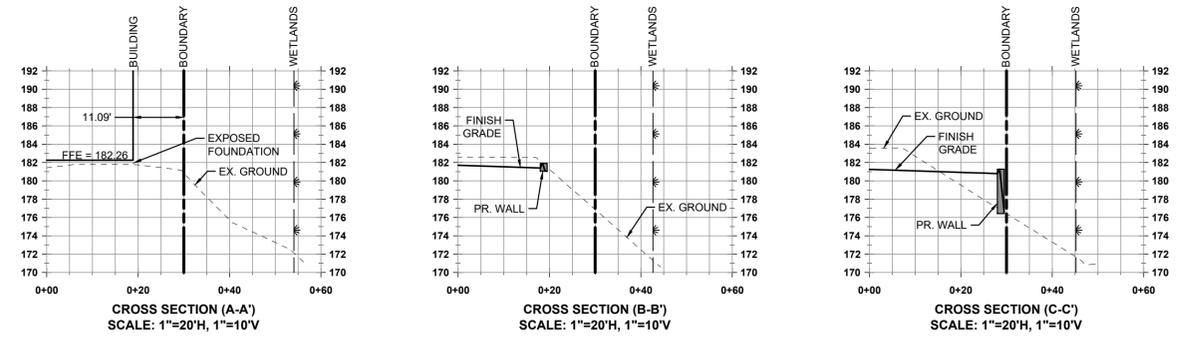
CRJW, LLC
WASHINGTON COUNTY, OREGON



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

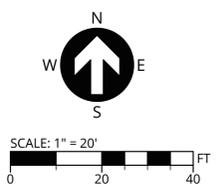
SHEET NUMBER
C225

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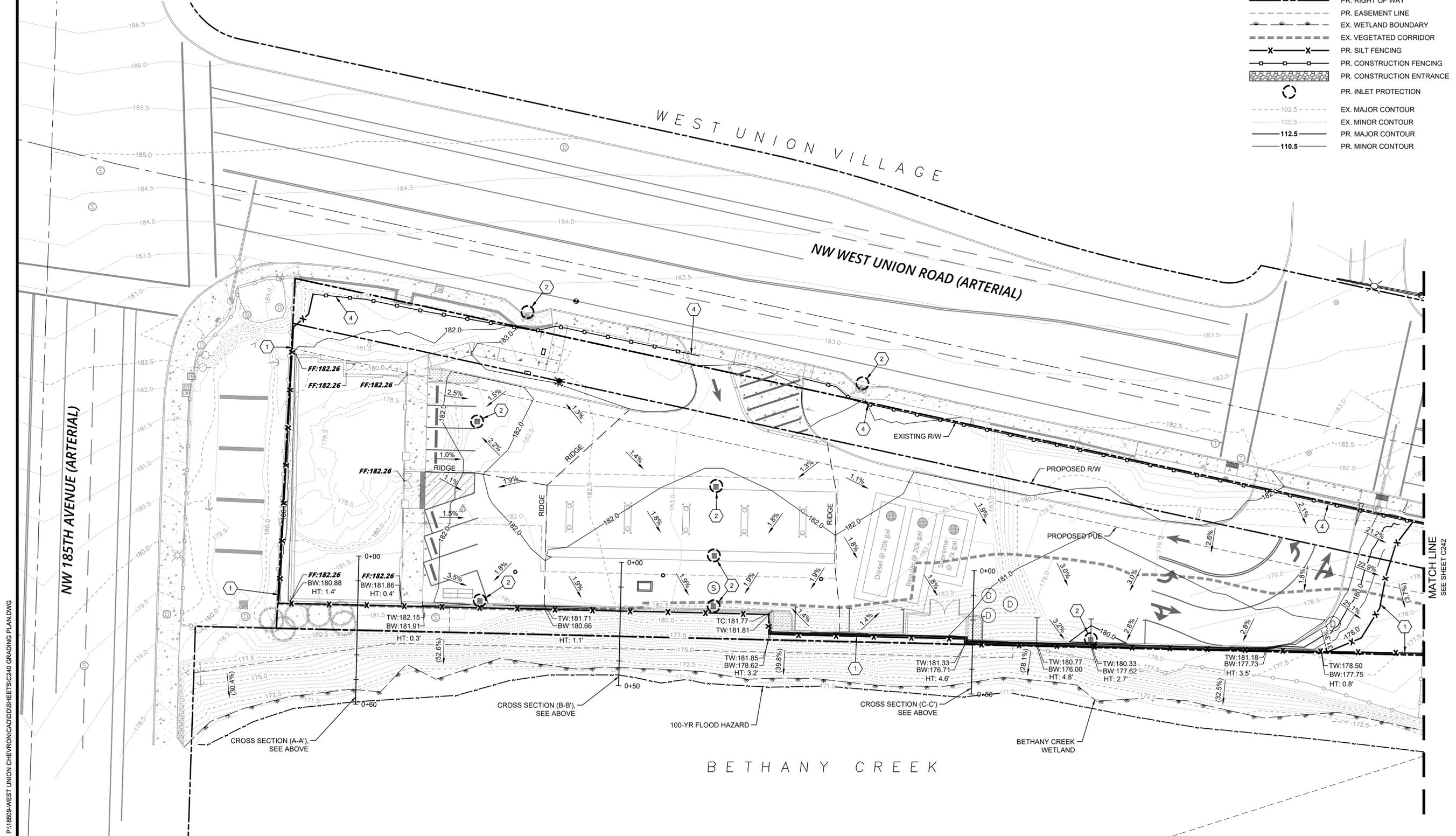
EROSION CONTROL KEY NOTES

- ① INSTALL SEDIMENT FENCE AT LIMITS OF GRADING.
- ② INSTALL/MAINTAIN INLET PROTECTION.
- ③ INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- ④ INSTALL/MAINTAIN HIGH VISIBILITY ORANGE CONSTRUCTION FENCING.



LEGEND

- PROJECT BOUNDARY
- EX. RIGHT-OF-WAY LINE
- EX. RIGHT-OF-WAY CENTERLINE
- PR. RIGHT OF WAY
- PR. EASEMENT LINE
- EX. WETLAND BOUNDARY
- EX. VEGETATED CORRIDOR
- PR. SILT FENCING
- PR. CONSTRUCTION FENCING
- PR. CONSTRUCTION ENTRANCE
- PR. INLET PROTECTION
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PR. MAJOR CONTOUR
- PR. MINOR CONTOUR



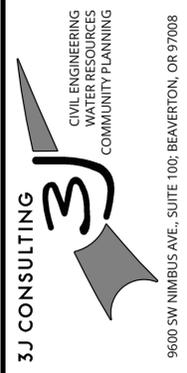
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PUBLISH DATE
SEPTEMBER 3, 2021
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS

PRELIMINARY GRADING AND ESCP I
WEST UNION CHEVRON

CRJW, LLC
WASHINGTON COUNTY, OREGON



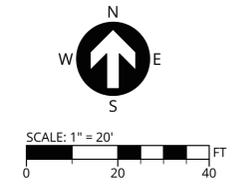
PROJECT INFORMATION
3J PROJECT # | 18509
TAX LOT(S) | 1N119BC00(600,500)
LAND USE # | -
DESIGNED BY | JEJ
CHECKED BY | AJM

SHEET NUMBER
C241



EROSION CONTROL KEY NOTES

- ① INSTALL SEDIMENT FENCE AT LIMITS OF GRADING.
- ② INSTALL/MAINTAIN INLET PROTECTION.
- ③ INSTALL/MAINTAIN HIGH VISIBILITY ORANGE CONSTRUCTION FENCING.

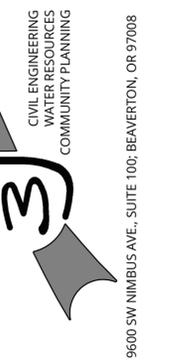


PUBLISH DATE
SEPTEMBER 3, 2021
 ISSUED FOR
LAND USE DOCUMENTS
 REVISIONS

LEGEND

- PROJECT BOUNDARY
- EX. RIGHT-OF-WAY LINE
- EX. RIGHT-OF-WAY CENTERLINE
- PR. RIGHT OF WAY
- PR. EASEMENT LINE
- EX. WETLAND BOUNDARY
- EX. VEGETATED CORRIDOR
- PR. SILT FENCING
- PR. CONSTRUCTION FENCING
- PR. CONSTRUCTION ENTRANCE
- PR. INLET PROTECTION
- 100.0 EX. MAJOR CONTOUR
- 92.5 EX. MINOR CONTOUR

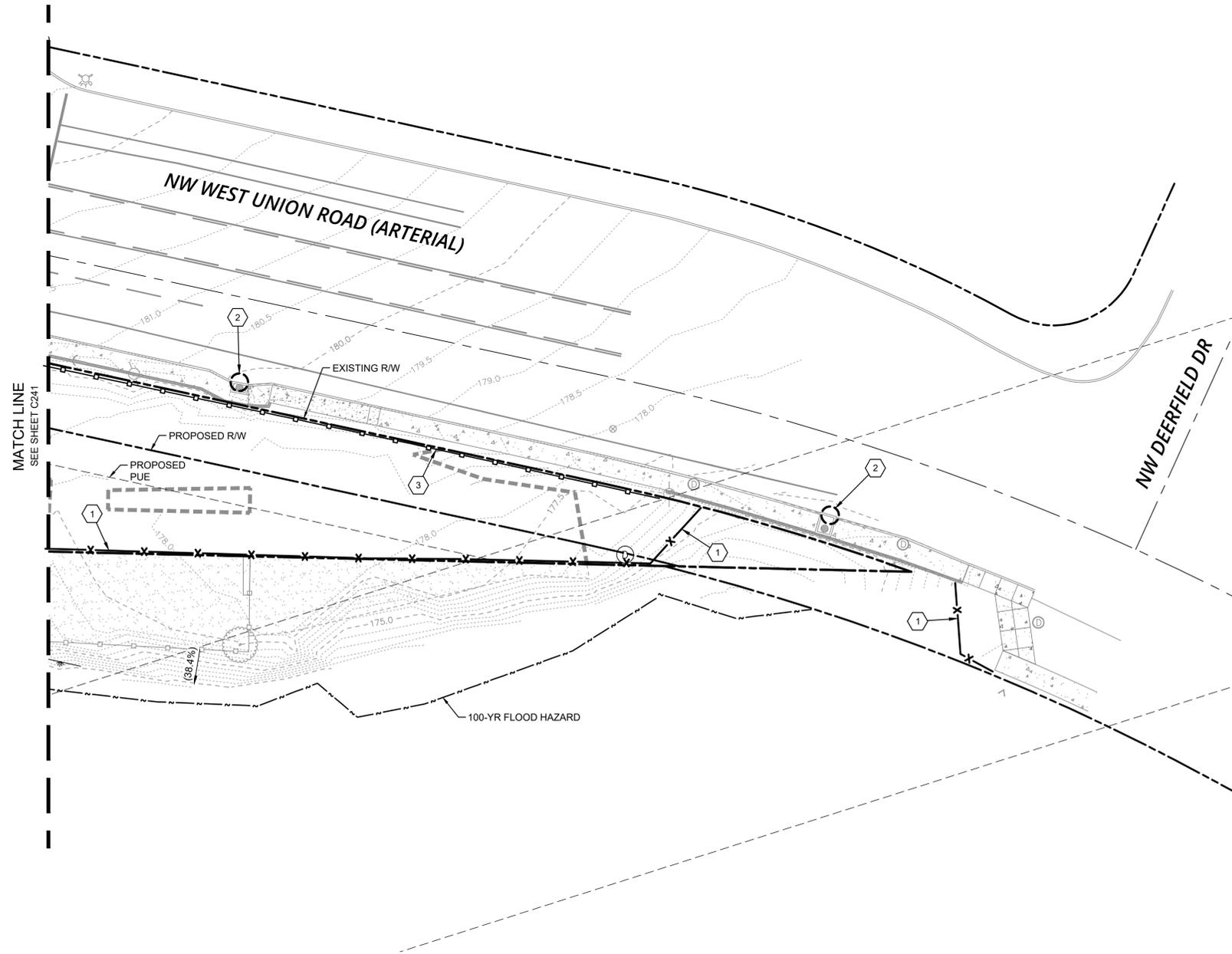
PRELIMINARY GRADING AND ESCP II
WEST UNION CHEVRON
 CRJW, LLC
 WASHINGTON COUNTY, OREGON



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

SHEET NUMBER
C242

P:\18509-WEST UNION CHEVRON\CADD\SHS\18509-C240 GRADING PLAN.DWG





STORM KEY NOTES

- 1 CONSTRUCT CATCH BASIN.
- 2 PROPOSED STORM DRAIN POINT OF CONNECTION FOR BUILDING ROOF DRAIN.
- 3 PROPOSED STORM DRAIN POINT OF CONNECTION FOR CANOPY ROOF DRAIN AT CANOPY COLUMNS.
- 4 INSTALL STORM DRAIN PIPING.
- 5 INSTALL STORM DRAIN CLEANOUT.
- 6 CONSTRUCT 60" WATER QUALITY MANHOLE.
- 7 CONSTRUCT 60" BAYFILTER MANHOLE (2-CARTRIDGE).
- 8 CONSTRUCT 60" STORM DRAIN MANHOLE.
- 9 PROPOSED ADS STORMTECH CHAMBER (SC740) DETENTION SYSTEM.
- 10 CONSTRUCT 60" FLOW CONTROL MANHOLE.

SANITARY SEWER KEY NOTES

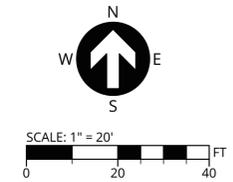
- 1 CONSTRUCT CATCH BASIN.
- 2 PROPOSED SANITARY SEWER POINT OF CONNECTION AT BUILDING.
- 3 INSTALL SANITARY SEWER PIPING.
- 4 CONSTRUCT OIL STOP VALVE MANHOLE.
- 5 CONSTRUCT OIL WATER SEPARATOR VAULT WITH COALESCING MEDIA.
- 6 CONNECT TO EXISTING SANITARY SEWER MANHOLE.
- 7 CONSTRUCT 48" SANITARY SEWER MANHOLE OVER EXISTING SEWER MAIN.
- 8 FILL AND ABANDON EXISTING SANITARY SEWER MAIN IN PLACE.

WATER KEY NOTES

- 1 REMOVE EXISTING METER AND CONNECT NEW SERVICE LINE TO EXISTING SERVICE LINE.
- 2 INSTALL NEW WATER SERVICE LINE.
- 3 INSTALL NEW DOMESTIC WATER METER.
- 4 INSTALL NEW DOUBLE CHECK.
- 5 WATER SERVICE POINT OF CONNECTION TO BUILDING. SEE ARCHITECTURAL FOR EXACT LOCATION.
- 6 INSTALL NEW FIRE HYDRANT, LATERAL, AND VALVE. CONNECT TO EXISTING WATER MAIN. HYDRANT TO BE LOCATED AT FUTURE PLANTER STRIP.

UTILITY KEY NOTES

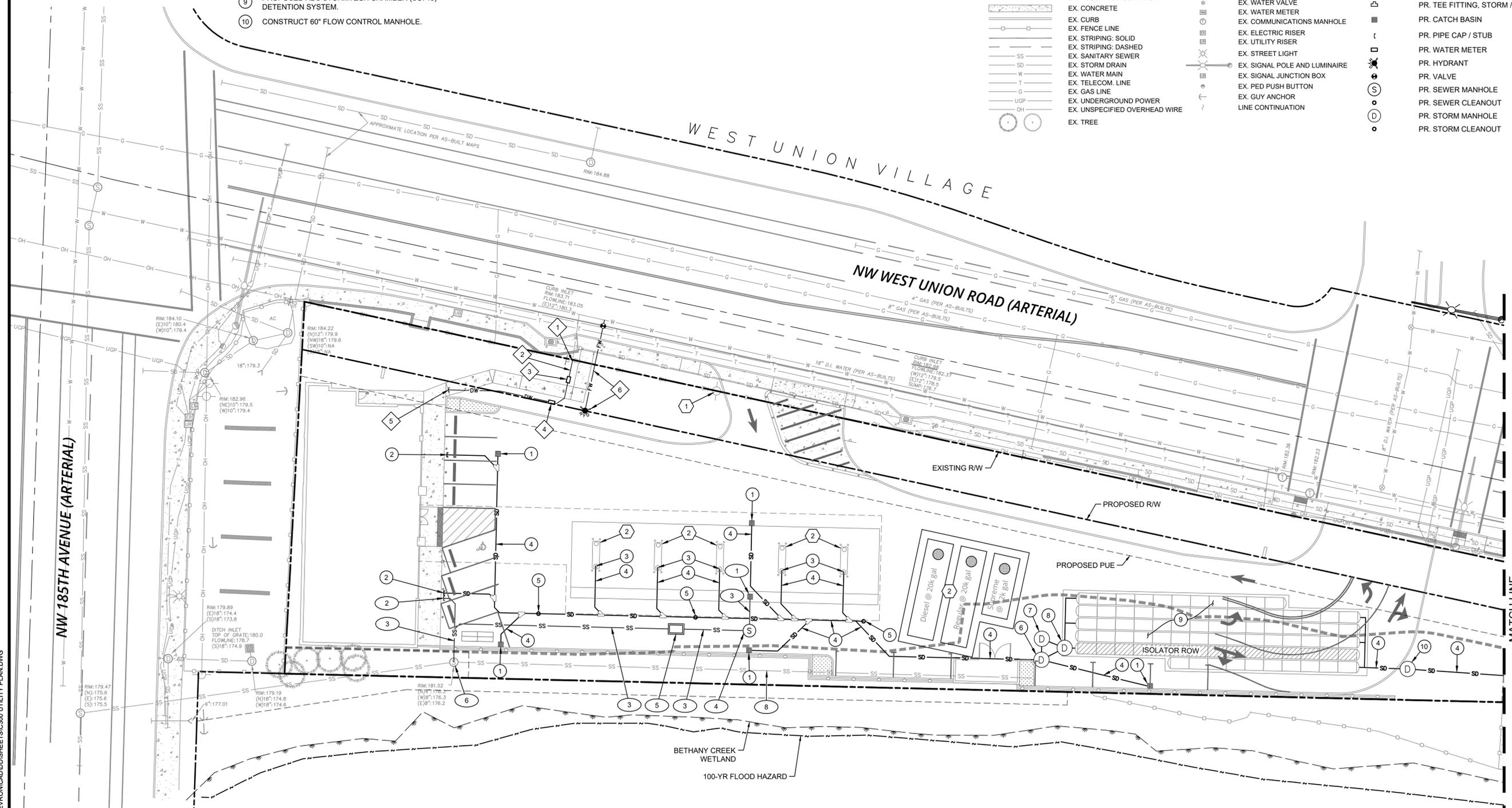
- 1 PROTECT EXISTING UTILITY POLE TO REMAIN.
- 2 SEE PETROLEUM PLANS FOR UNDERGROUND FUEL TANK AND PUMP INFORMATION



PUBLISH DATE
SEPTEMBER 3, 2021
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS

LEGEND

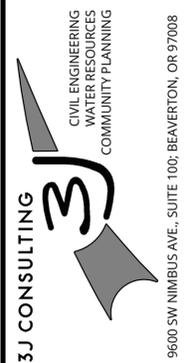
	EX. BUILDING		PR. STORM PIPE
	EX. PROJECT BOUNDARY		PR. SANITARY LATERAL
	EX. RIGHT-OF-WAY LINE		PR. WATER DOMESTIC SERVICE
	PR. RIGHT OF WAY		PR. WATER FIRE SERVICE
	EX. EASEMENT LINE		PR. TEE FITTING, STORM / SANITARY
	EX. WETLAND BOUNDARY		PR. CATCH BASIN
	EX. VEGETATED CORRIDOR		PR. PIPE CAP / STUB
	EX. CONCRETE		PR. WATER METER
	EX. CURB		PR. HYDRANT
	EX. FENCE LINE		PR. VALVE
	EX. STRIPING: SOLID		PR. SEWER MANHOLE
	EX. STRIPING: DASHED		PR. SEWER CLEANOUT
	EX. SANITARY SEWER		PR. STORM MANHOLE
	EX. STORM DRAIN		PR. STORM CLEANOUT
	EX. WATER MAIN		
	EX. TELECOM. LINE		
	EX. GAS LINE		
	EX. UNDERGROUND POWER		
	EX. UNSPECIFIED OVERHEAD WIRE		
	EX. TREE		
	EX. SIGN		
	EX. SANITARY MANHOLE		
	EX. STORM MANHOLE		
	EX. STORM INLET		
	EX. CULVERT PIPE OUTLET		
	EX. FIRE HYDRANT		
	EX. WATER VALVE		
	EX. WATER METER		
	EX. COMMUNICATIONS MANHOLE		
	EX. ELECTRIC RISER		
	EX. UTILITY RISER		
	EX. STREET LIGHT		
	EX. SIGNAL POLE AND LUMINAIRE		
	EX. SIGNAL JUNCTION BOX		
	EX. PED. PUSH BUTTON		
	EX. GUY ANCHOR		
	LINE CONTINUATION		



P:\18509-WEST UNION CHEVRON\CADD\SHETS\C300 UTILITY PLAN.DWG

PRELIMINARY COMPOSITE UTILITY PLAN I
WEST UNION CHEVRON

CRJW, LLC
WASHINGTON COUNTY, OREGON



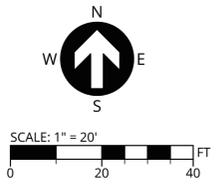
PROJECT INFORMATION
3J PROJECT # | 18509
TAX LOT(S) | 1N119BC00(600,500)
LAND USE # | --
DESIGNED BY | JEJ
CHECKED BY | AJM

SHEET NUMBER
C301



STORM KEY NOTES

- ① INSTALL STORM DRAIN PIPING.
- ② CONSTRUCT 48" STORM MANHOLE.
- ③ CONNECT TO EXISTING SHALLOW STORM MANHOLE.



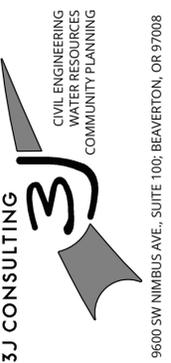
PUBLISH DATE
SEPTEMBER 3, 2021
 ISSUED FOR
LAND USE DOCUMENTS
 REVISIONS

LEGEND

	EX. BUILDING
	PROJECT BOUNDARY
	RIGHT-OF-WAY LINE
	RIGHT-OF-WAY CENTERLINE
	PR. RIGHT OF WAY
	PR. EASEMENT LINE
	EX. CONCRETE
	EX. GRAVEL
	EX. VEGETATED CORRIDOR
	EX. CURB
	EX. FENCE LINE
	EX. STRIPING: SOLID
	EX. STRIPING: DASHED
	EX. STORM DRAIN
	EX. WATER MAIN
	EX. TELECOM. LINE
	EX. GAS LINE
	EX. UNDERGROUND POWER
	EX. UNSPECIFIED OVERHEAD WIRE
	EX. TREE
	EX. SANITARY MANHOLE
	EX. STORM MANHOLE
	EX. STORM INLET
	EX. CULVERT PIPE OUTLET
	EX. FIRE HYDRANT
	EX. WATER VALVE
	EX. GUY ANCHOR
	LINE CONTINUATION
	PR. STORM PIPE
	PR. STORM MANHOLE

PRELIMINARY COMPOSITE UTILITY PLAN II
WEST UNION CHEVRON

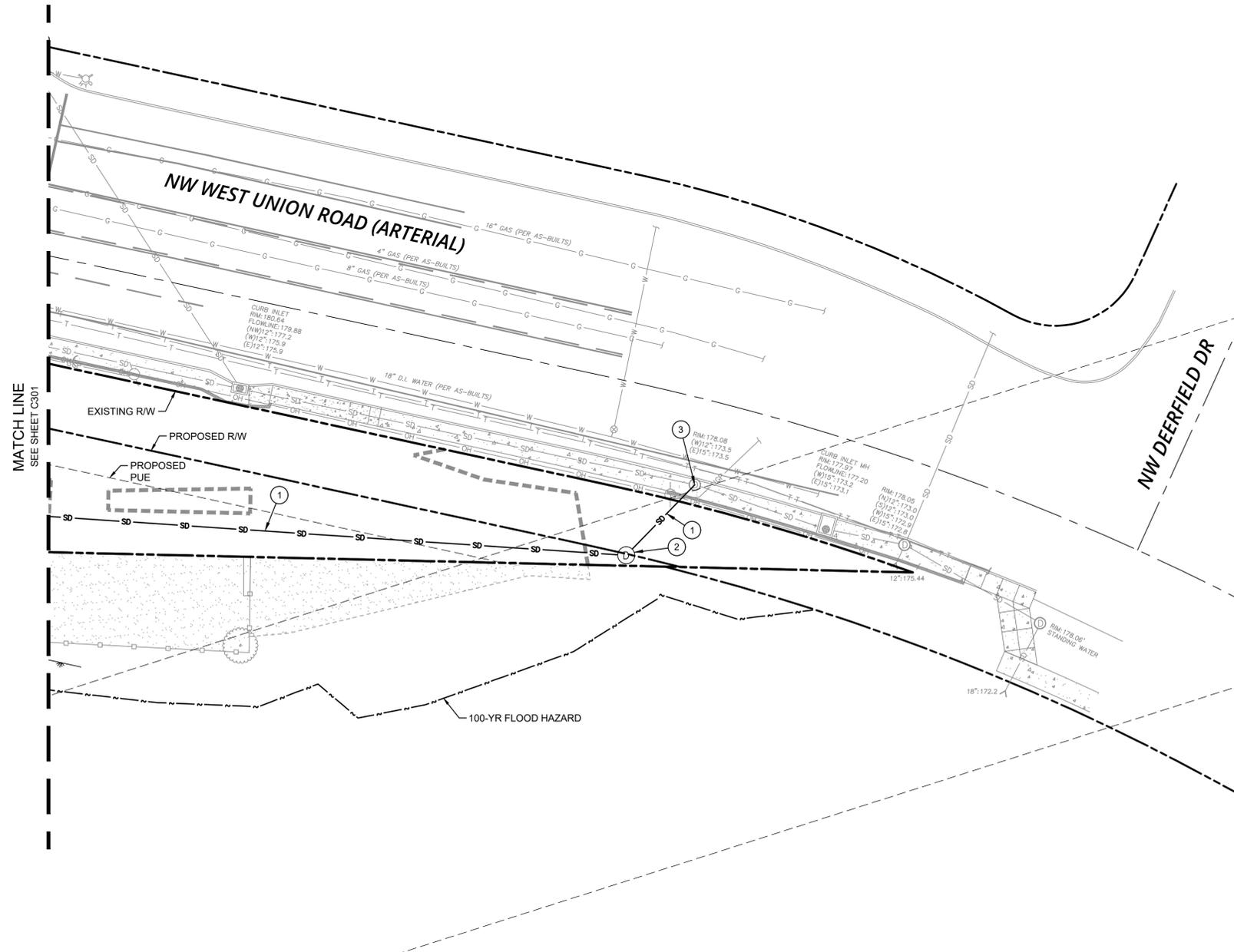
CRJW, LLC
 WASHINGTON COUNTY, OREGON



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

SHEET NUMBER
C302

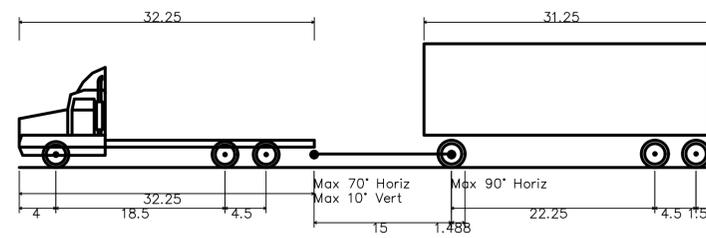
P:\18509-WEST UNION CHEVRON\CADD\SHSHEETS\C300 UTILITY PLAN.DWG



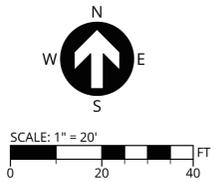


THIS PLAN HAS BEEN PREPARED FOR PLANNING AND ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHOWS ASSUMED FUELING TRUCK TURNING MOVEMENTS INTO, THROUGH, AND OUT OF THE SITE BASED ON ULTIMATE IMPROVEMENTS ALONG NW WEST UNION ROAD.

FUEL TRUCK PROFILE



Fuel Truck (custom)	75.500ft
Overall Length	8.500ft
Overall Width	13.500ft
Overall Body Height	1.334ft
Min Body Ground Clearance	8.500ft
Max Track Width	6.00s
Lock-to-lock time	50.00°
Max Steering Angle (Virtual)	

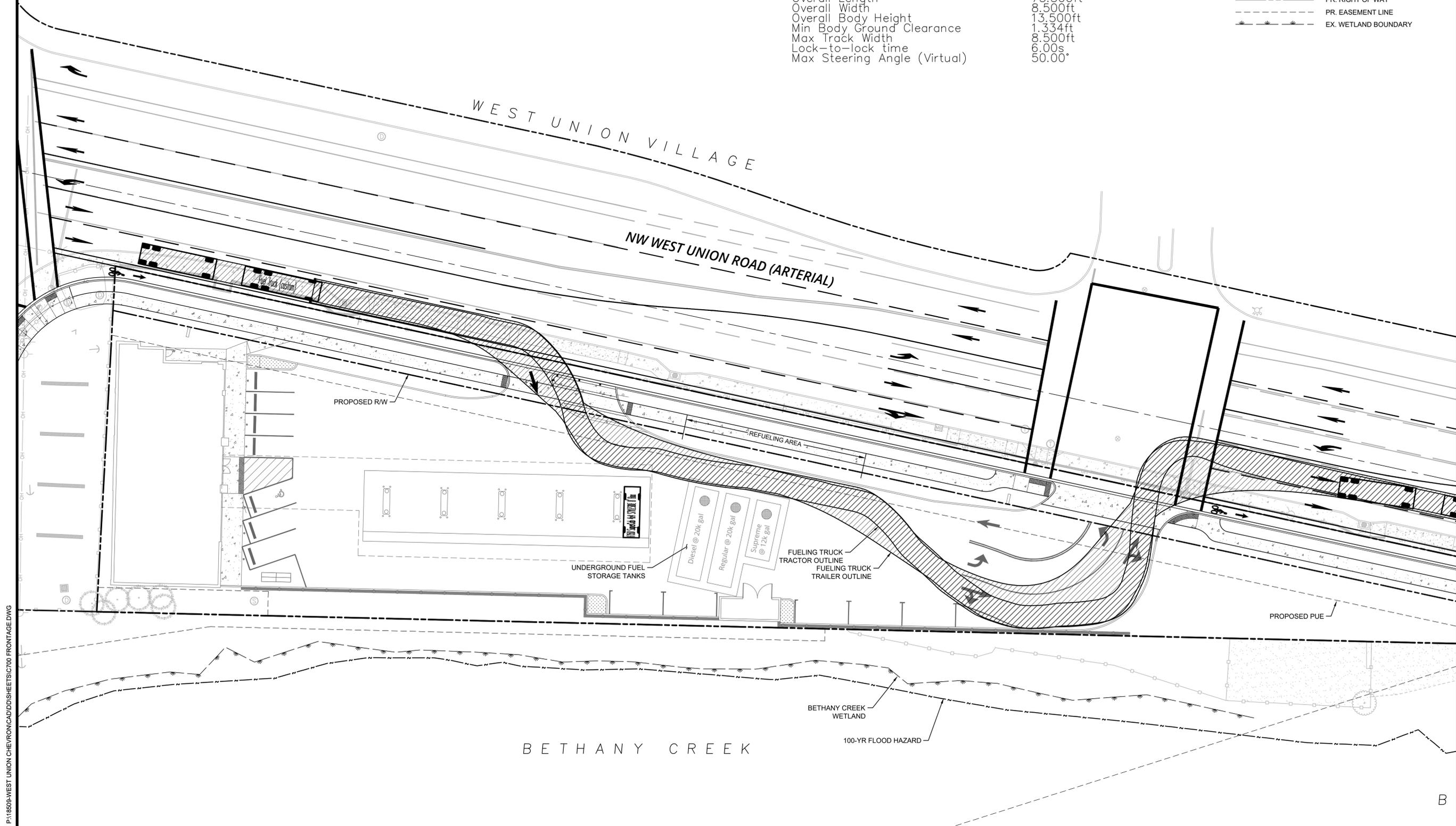


LEGEND

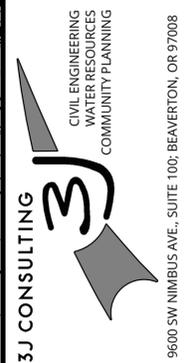
	PROJECT BOUNDARY
	EX. RIGHT-OF-WAY LINE
	EX. RIGHT-OF-WAY CENTERLINE
	PR. RIGHT OF WAY
	PR. EASEMENT LINE
	EX. WETLAND BOUNDARY



PUBLISH DATE
SEPTEMBER 3, 2021
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS



FUEL TRUCK TURNING MOVEMENT (ULTIMATE)
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

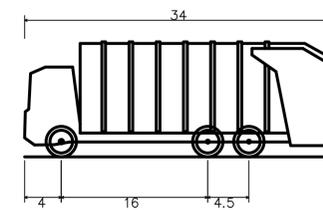
SHEET NUMBER
C824

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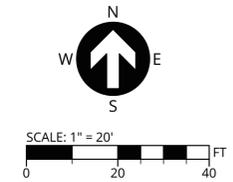


THIS PLAN HAS BEEN PREPARED FOR PLANNING AND ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHOWS ASSUMED GARBAGE/RECYCLING TRUCK TURNING MOVEMENTS INTO, THROUGH, AND OUT OF THE SITE BASED ON ULTIMATE IMPROVEMENTS ALONG NW WEST UNION ROAD.

GARBAGE TRUCK PROFILE

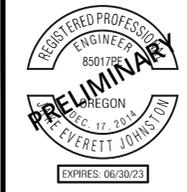


Custom Garbage Truck	
Overall Length	34.000ft
Overall Width	10.000ft
Overall Body Height	12.534ft
Min Body Ground Clearance	1.223ft
Track Width	9.500ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	35.000ft

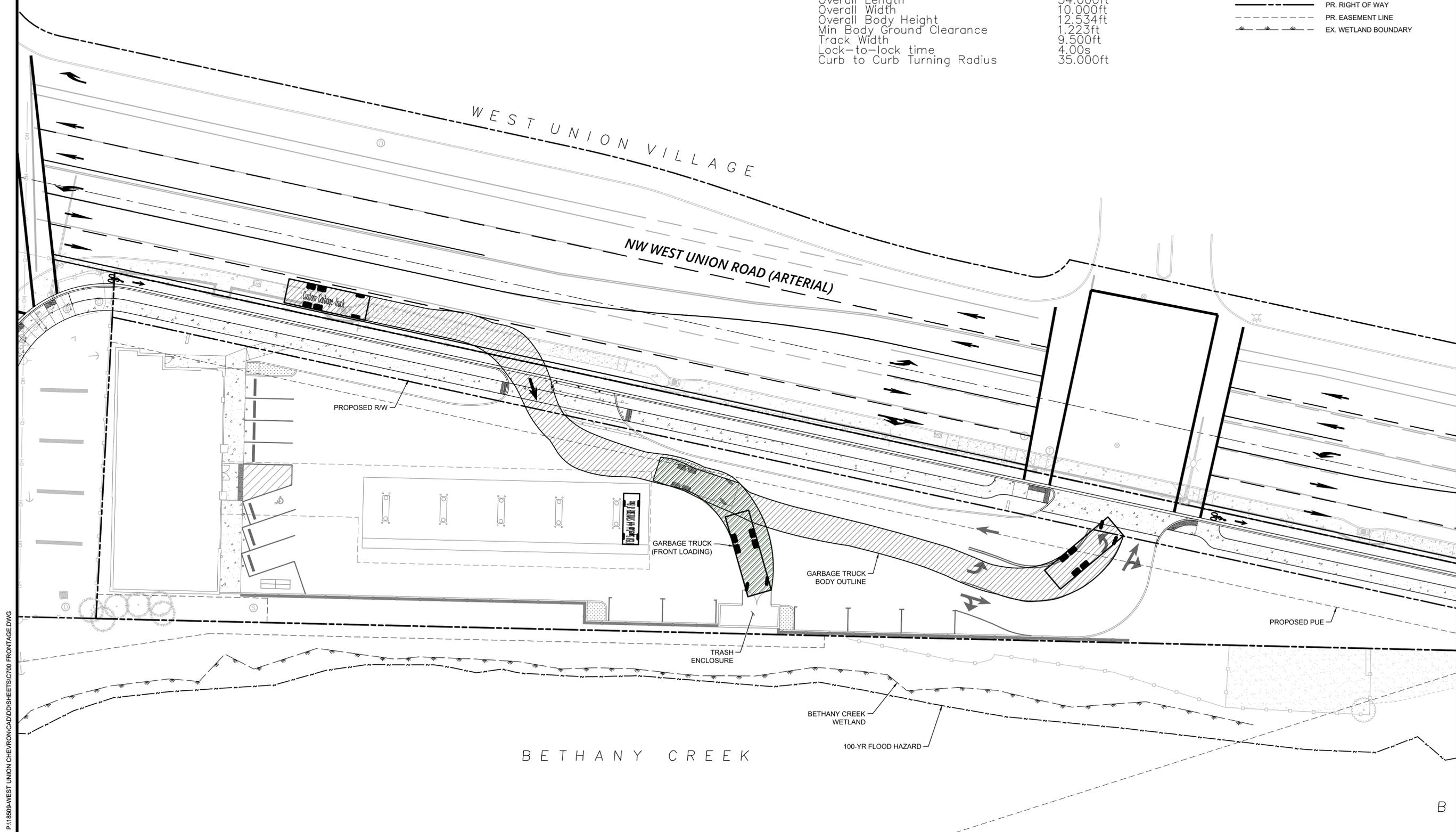


LEGEND

- PROJECT BOUNDARY
- EX. RIGHT-OF-WAY LINE
- EX. RIGHT-OF-WAY CENTERLINE
- PR. RIGHT OF WAY
- PR. EASEMENT LINE
- EX. WETLAND BOUNDARY



PUBLISH DATE
SEPTEMBER 3, 2021
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS



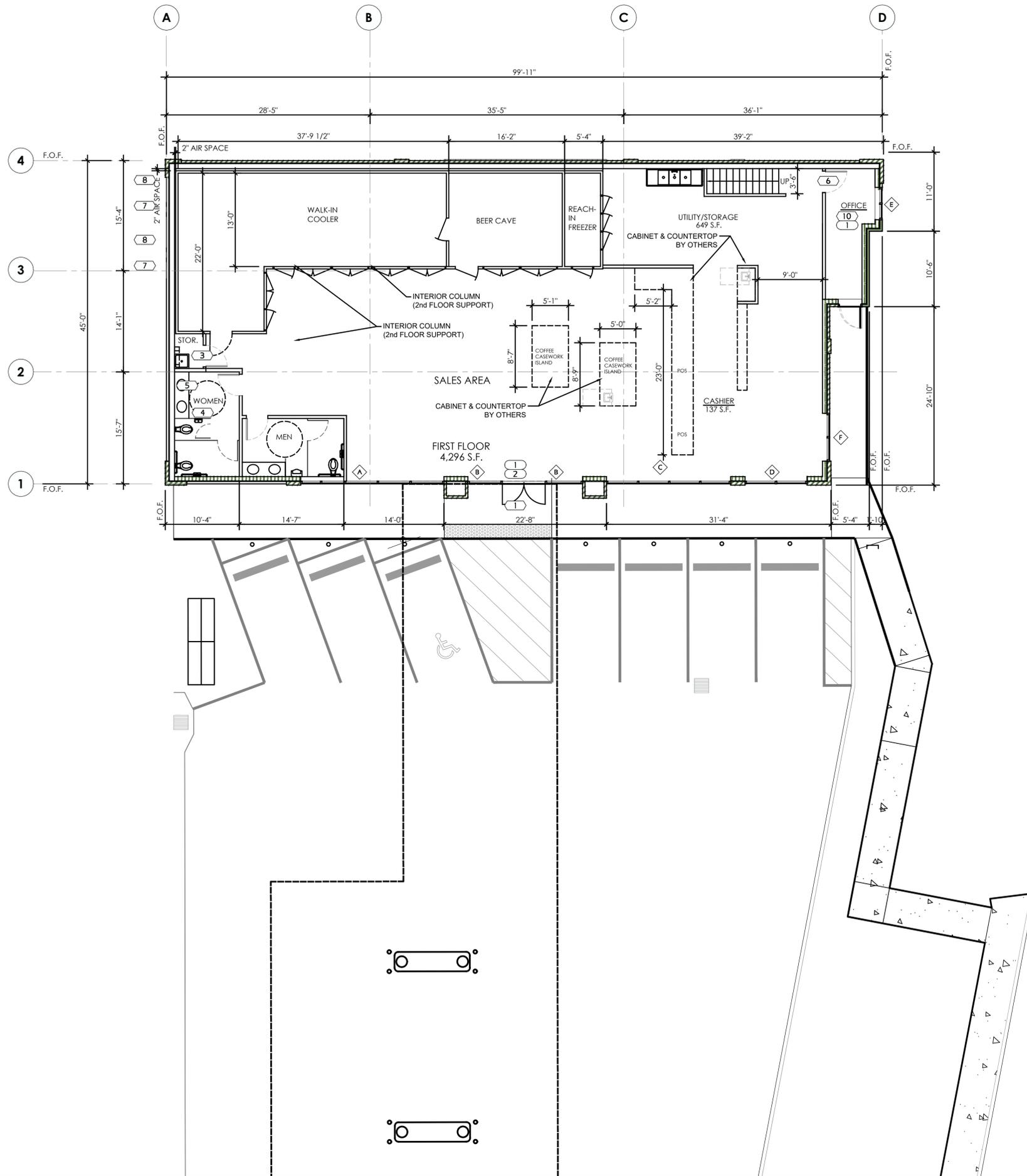
GARBAGE TRUCK TURNING MOVEMENT (ULTIMATE)
WEST UNION CHEVRON
 CRJW, LLC
 WASHINGTON COUNTY, OREGON

3J CONSULTING
 CIVIL ENGINEERING
 WATER RESOURCES
 COMMUNITY PLANNING
 9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

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

SHEET NUMBER
C825

P:\18509\WEST UNION CHEVRON\CADD\SHS\CT00 FRONTAGE.DWG



- (X) KEYNOTE DESCRIPTION
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT; THE UNLATCHING OF ANY DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION. NO MORE THAN 5 LBS OF PRESSURE TO OPERATE.
 - FOR GROUP M OCCUPANCY, KEY-OPERATED LOCKING DEVICES, FROM THE EGRESS SIDE MAY BE USED ON THE MAIN EXTERIOR DOORS PROVIDED;
 - A. THE LOCKING DEVICE IS READILY DISTINGUISHABLE LOCKED; AND;
 - B. THERE IS A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR SHALL REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED; AND;
 - C. THIS SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND; AND;
 - D. THE USE OF THIS EXCEPTION MAY BE REVOKED BY THE BUILDING OFFICIAL AT ANY TIME FOR DUE CAUSE.

KEN McCracken, ARCHITECT
 Architecture • Program Management • Permitting
 16219 SE 12th Street
 Suite 202
 Vancouver, WA 98683
 CONTACT: MARTIN D. LAKEY
 PHONE: 360.719.1952
 EMAIL: M.LAKEY@PMDGNC.COM

SEAL: _____
PRELIMINARY - NOT FOR CONSTRUCTION

CONSULTANT: _____

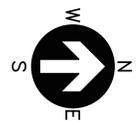
CONSTRUCTION PLAN KEYNOTES

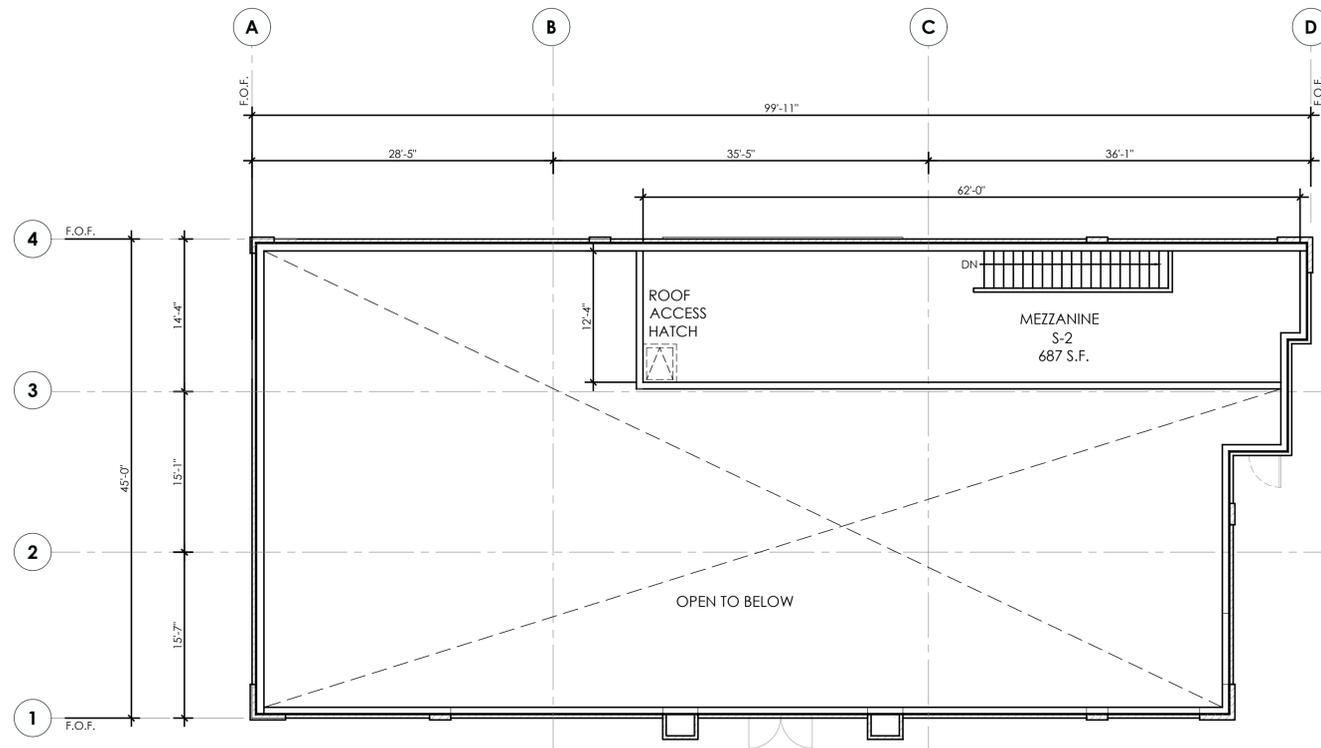
NOT USED

KEY	DESCRIPTION
	(N) EXTERIOR WALL CLADDING - MASONRY (BRICK OR STONE AS OCCURS)
	(N) EXTERIOR WALL - 1 HOUR RATED
	(N) EXTERIOR WALL - 2 HOUR RATED
	(N) INTERIOR PARTITION - NOT RATED

REV	DATE	DESCRIPTION

DRAWN BY: XXX
 CHECKED BY: XXX
 ARCH. PROJECT NO.: CHV18022.0
 SHEET NAME: GROUND FLOOR PLAN
 SHEET NUMBER: A02.10





KEYNOTE DESCRIPTION

- ALL DOORS IN THE MEANS OF EGRESS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT; THE UNLATCHING OF ANY DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION. NO MORE THAN 5 LBS OF PRESSURE TO OPERATE.
- FOR GROUP M OCCUPANCY, KEY-OPERATED LOCKING DEVICES, FROM THE EGRESS SIDE MAY BE USED ON THE MAIN EXTERIOR DOORS PROVIDED:
 - THE LOCKING DEVICE IS READILY DISTINGUISHABLE LOCKED; AND;
 - THERE IS A READILY VISIBLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR SHALL REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED; AND;
 - THIS SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND; AND;
 - THE USE OF THIS EXCEPTION MAY BE REVOKED BY THE BUILDING OFFICIAL AT ANY TIME FOR DUE CAUSE.

KEN McCRACKEN,
ARCHITECT

16219 SE 12th Street
Suite 202
Vancouver, WA 98683
CONTACT: MARTIN D. LAKEY
PHONE: 360.719.1932
EMAIL: MLAKY@PMDGNC.COM

SEAL: _____

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

CONSULTANT: _____

CONSTRUCTION PLAN KEYNOTES

1	-	3
---	---	---

NOT USED

2	-	2
---	---	---

KEY	DESCRIPTION
	(N) EXTERIOR WALL CLADDING - MASONRY (BRICK OR STONE AS OCCURS)
	(N) EXTERIOR WALL - 1 HOUR RATED
	(N) EXTERIOR WALL - 2 HOUR RATED
	(N) INTERIOR PARTITION - NOT RATED

HILLSBORO FAST SERVE
STORE NO.:
18450 NW WEST UNION ROAD
WASHINGTON COUNTY
(HILLSBORO), OR 97229

REV	DATE	DESCRIPTION

DRAWN BY: xxx
CHECKED BY: xxx

ARCH. PROJECT NO.:

CHV18022.0

SHEET NAME:

MEZZANINE
FLOOR PLAN

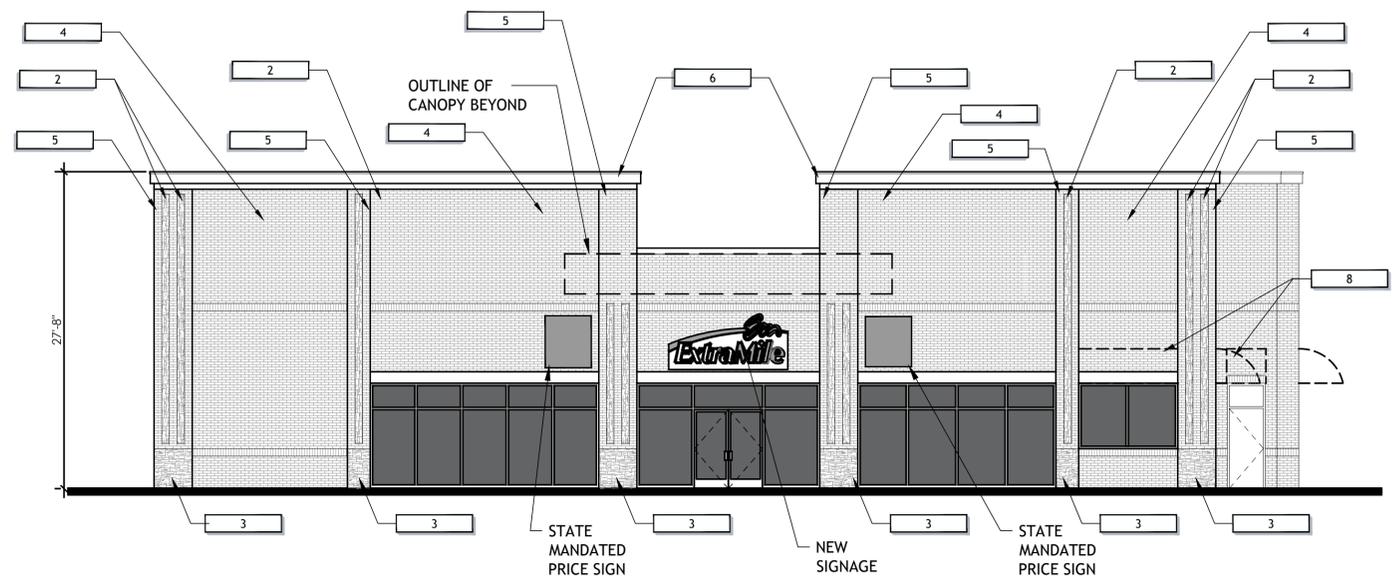
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SEAL: _____

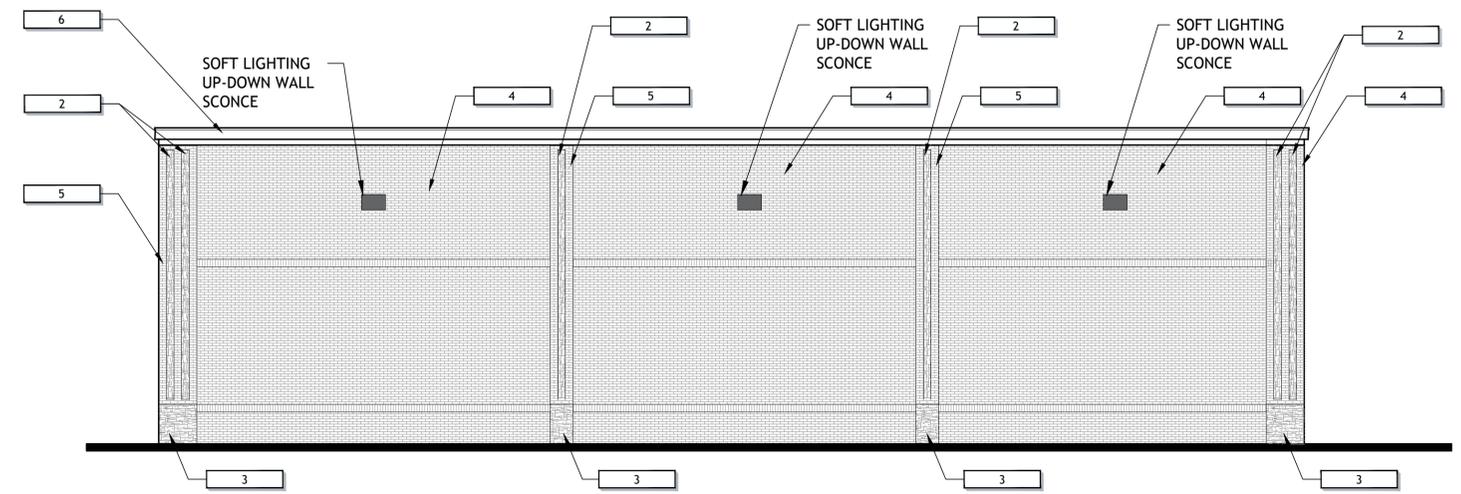
**PRELIMINARY -
NOT FOR
CONSTRUCTION**

CONSULTANT: _____



NOTE:
EXTERIOR SIGNAGE IS TO BE
SUBMITTED, REVIEWED, AND APPROVED
UNDER A SEPARATE PERMIT.

EAST ELEVATION 1/8" = 1'-0" **7** EXTERIOR ELEVATION KEYNOTES **3**



- X-X**
1. NOT USED
 2. CULTURED STONE:
TYPE: ARCHITECTURAL STONE TRIM
COLOR: GRAY
MFR: BORAL AMERICA
 3. CULTURED STONE:
TYPE: EUROPEAN CASTLE STONE
COLOR: CHARDONNAY
MFR: BORAL AMERICA
 - BRICK:
TYPE: STANDARD
COLOR: MOUNTAIN BLEND
(BODY)
MFR.: MUTUAL MATERIALS
 5. BRICK:
TYPE: STANDARD
COLOR: CANYON MIST
(ACCENT)
MFR.: MUTUAL MATERIALS
 6. 7/8" CEMENT PLASTER CORNICE
COLOR: PAINT TO MATCH CANYON MIST BRICK
 - BLACK ALUMINUM:
STOREFRONT FRAMES AND BREAK METAL
 8. AWNINGS:
QUARTER ROUND CANVAS OVER LIGHT METAL FRAMING;
COLOR: CHILLED WINE
MFR: ROSE CITY AWNING CO.
 9. ELECTRICAL CLOSET DOORS & EMERGENCY EXIT DOORS:
COLOR: PAINT TO MATCH CANYON MIST BRICK

HILLSBORO FAST SERVE
STORE NO.:
18450 NW WEST UNION ROAD
WASHINGTON COUNTY
(HILLSBORO), OR 97229

REV	DATE	DESCRIPTION
△	06.18.21	UPDATE

DRAWN BY: XXX
CHECKED BY: XXX
ARCH. PROJECT NO.: CHV18022.0
SHEET NAME:

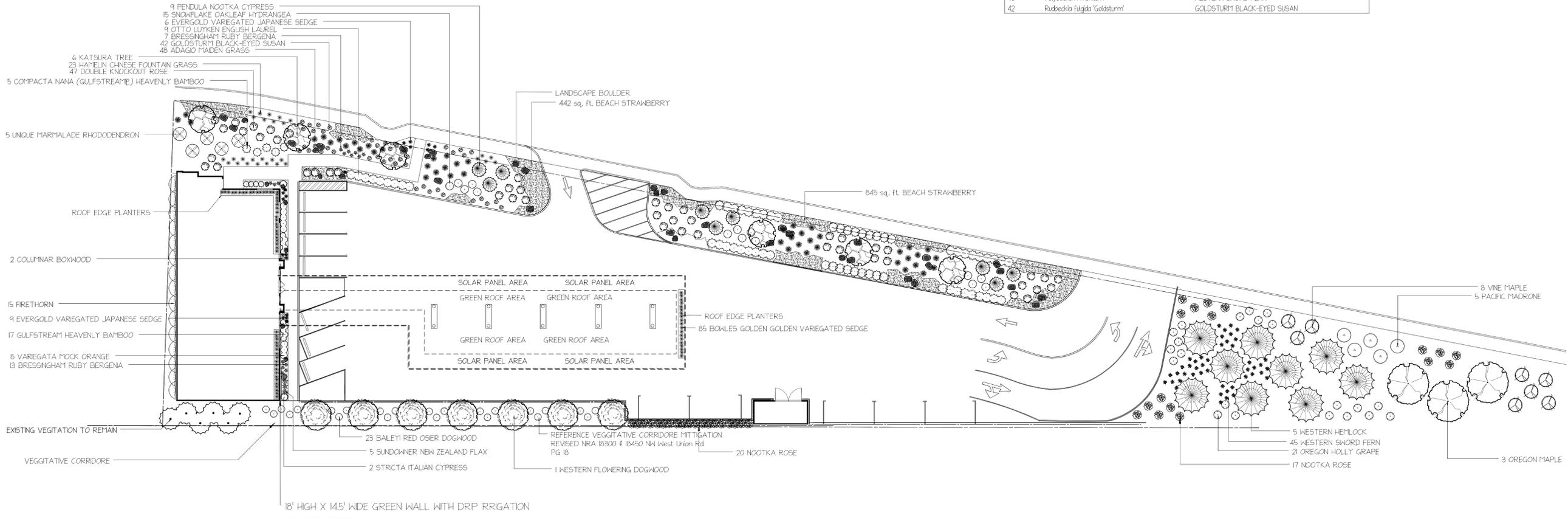
EXTERIOR ELEVATIONS

SHEET NUMBER:

WEST ELEVATION 1/8" = 1'-0" **5** MATERIALS LEGEND **4**

Qty	Botanical Name	Common Name
Trees		
8	<i>Acer circinatum</i>	VINE MAPLE
3	<i>Acer macrophyllum</i>	OREGON MAPLE
5	<i>Arbutus menziesii</i>	PACIFIC MADRONE
6	<i>Cercidiphyllum japonicum</i>	KATSURA TREE
9	<i>Chamaecyparis nootkatensis 'Pendula'</i>	PENDULA NOOTKA CYPRESS
1	<i>Cornus nuttallii</i>	WESTERN FLOWERING DOGWOOD
2	<i>Cupressus sempervirens 'Stricta'</i>	STRICTA ITALIAN CYPRESS
5	<i>Tsuga heterophylla</i>	WESTERN HEMLOCK
Shrubs		
2	<i>BUMUS SEMPERVIRENS 'GRAHAM BLANDY'</i>	COLUMNAR BOXWOOD
23	<i>Cornus stolonifera 'Bailey'</i>	BAILEY RED OSER DOGWOOD
15	<i>Hydrangea quercifolia 'Snowflake'</i>	SNOWFLAKE OAKLEAF HYDRANGEA
21	<i>Mahonia aquifolium</i>	OREGON HOLLY GRAPE
5	<i>Nandina domestica 'Compacta Nana (Gulfstream®)'</i>	COMPACTA NANA (GULFSTREAM®) HEAVENLY BAMBOO
17	<i>Nandina domestica 'Compacta Nana'</i>	GULFSTREAM HEAVENLY BAMBOO
8	<i>Pittosporum tobira 'Variegata'</i>	VAREGATA MOCK ORANGE
9	<i>Prunus laurocerasus 'Otto Luyken'</i>	OTTO LUYKEN ENGLISH LAUREL
15	<i>Pyracantha coccinea</i>	FRETHORN
5	<i>Rhododendron sp. 'Unique Marmalade'</i>	UNIQUE MARMALADE RHODODENDRON
37	<i>Rosa nootkatensis</i>	NOOTKA ROSE
47	<i>Rosa sp. 'Double Knockout'</i>	DOUBLE KNOCKOUT ROSE
Ornamental Grasses		
85	<i>Carex elata 'Bowles Golden'</i>	BOWLES GOLDEN GOLDEN VAREGATED SEDGE
15	<i>Carex hochijensis 'Evergold'</i>	EVERGOLD VAREGATED JAPANESE SEDGE
48	<i>Miscanthus sinensis 'Adagio'</i>	ADAGIO MADEN GRASS
23	<i>Pennisetum alopecuroides 'Hamelin'</i>	HAMELIN CHINESE FOUNTAIN GRASS
5	<i>Phormium tenax 'Sundowner'</i>	SUNDOWNER NEW ZEALAND FLAX
Perennials and Annuals		
20	<i>Bergenia cordifolia 'Bressingham Ruby'</i>	BRESSINGHAM RUBY BERGENIA
1287 sq. ft.	<i>Fragaria chiloensis</i>	BEACH STRAWBERRY
45	<i>Polystichum munium</i>	WESTERN SWORD FERN
42	<i>Rudbeckia fulgida 'Goldsturm'</i>	GOLDSTURM BLACK-EYED SUSAN

NOTE: THIS IS A CONCEPTUAL DESIGN ONLY, THE EXISTING CONDITIONS INCLUDING PROPERTY LINE LOCATIONS, UTILITY LOCATIONS ETC. AS SHOWN ON FLAN ARE APPROXIMATE. OWNER OR CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, MISC DIMENSIONS & ELEVATIONS.

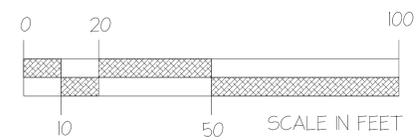


IRRIGATION AND PLANTING AREA INFO

APPROX 4,170 SQ FT GREEN ROOF LANDSCAPED AREA IRRIGATED WITH SPRAY IRRIGATION

APPROX. 17,500 SQ FT LANDSCAPED AREA WITH SPRAY IRRIGATION

260 SQ FT GREEN WALL WITH PLANTINGS IRRIGATED WITH DRIP IRRIGATION.



WEST UNION CHEVRON
 PRELIMINARY LANDSCAPE PLAN
 DRAWING #
 DATE 06/17/21
 SCALE 1"=16'
 POWERED BY BYNAS/APP