

TUFR PERMIT # 2021-0056



WASHINGTON COUNTY
Dept. of Land Use & Transportation
Planning and Development Services
Current Planning
155 N. 1st 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)

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

- WATER DISTRICT:
[X] FIRE DISTRICT: TVFR
CITY OF:
CLEAN WATER SERVICES (Sanitary Sewer)

OWNER(S):

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

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

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

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: IF INDUSTRIAL/COMMERCIAL: IF INSTITUTIONAL:
NO. OF DWELLING UNITS: TYPE OF USE: Commercial NO. SQ. FT.
SINGLE FAM. MULTI-FAM. NO. OF SQ. FT. (GROSS FLOOR AREA) 4,800 SF 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).

[X] 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.
SEE CHECK FS-1 DATED 06/10/2021
TUFR PERMIT # 2021 - 0056

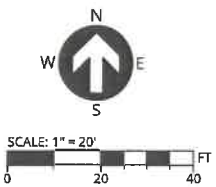
SIGNATURE: [Signature] POSITION: DFWM CFI DATE: 06/10/2021

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

SIGNATURE: POSITION: DATE:



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
JUNE 3, 2021
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FIRE HYDRANT KEY NOTES

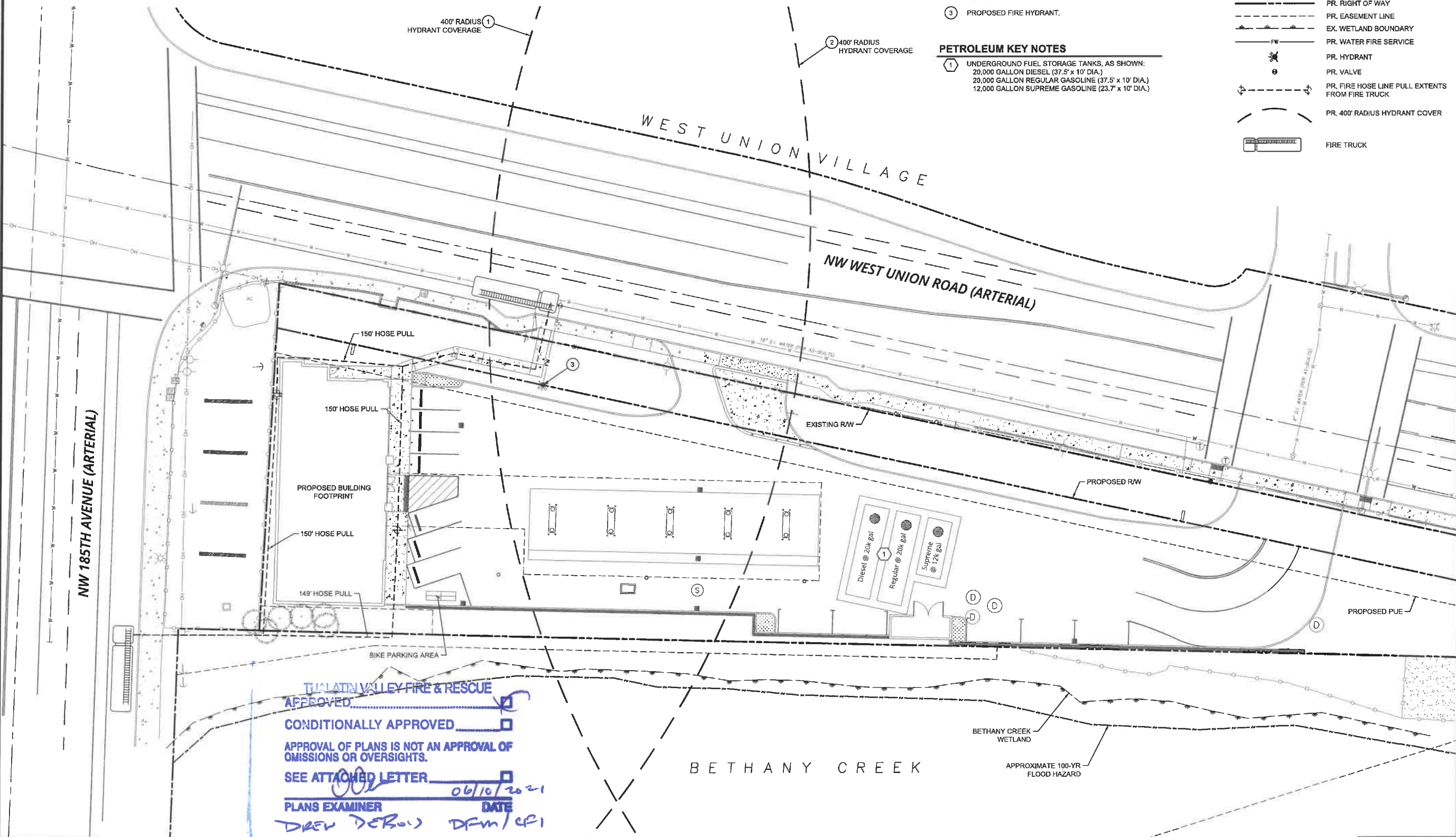
- ① EXISTING HYDRANT LOCATED BEHIND CURB AT WEST UNION VILLAGE NORTHEAST CURB RETURN.
- ② EXISTING HYDRANT LOCATED BEHIND SIDEWALK AT 185TH AVE SOUTHWEST CURB RETURN.
- ③ PROPOSED FIRE HYDRANT.

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.)

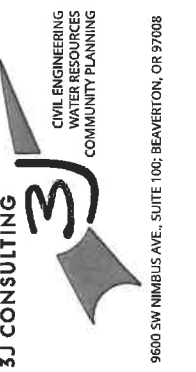
LEGEND

- 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



TULATIN VALLEY FIRE & RESCUE
APPROVED
CONDITIONALLY APPROVED
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.
SEE ATTACHED LETTER
PLANS EXAMINER DREW DEBOIS DATE 06/10/2021
DFM/CFI
PERMIT # 2021-0056

FIRE ACCESS PLAN
WEST UNION CHEVRON
 CR/W, LLC
 WASHINGTON COUNTY, OREGON



PROJECT INFORMATION
 3J PROJECT # | 18509
 TAX LOT(S) | 1N119C00(800,500)
 LAND USE # | -
 DESIGNED BY | JEU
 CHECKED BY | AJM

SHEET NUMBER
C223

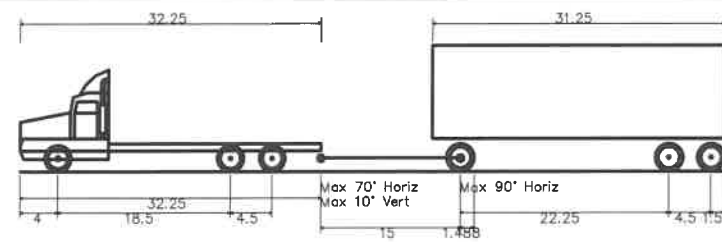
FS-1

P:18509-WEST UNION CHEVRON/CADD/SHEETS/C223 FIRE ACCESS PLANDWG

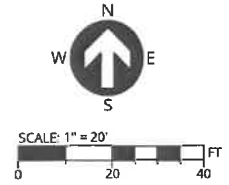


THIS PLAN HAS BEEN PREPARED FOR PLANNING AND ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHOWS ASSUMED FUELING TRUCK TURNING MOVEMENTS INTO, THROUGH, AND OUT OF THE SITE.

FUEL TRUCK PROFILE

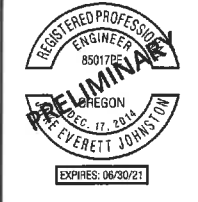


Fuel Truck (custom)	
Overall Length	75.500ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	50.00°

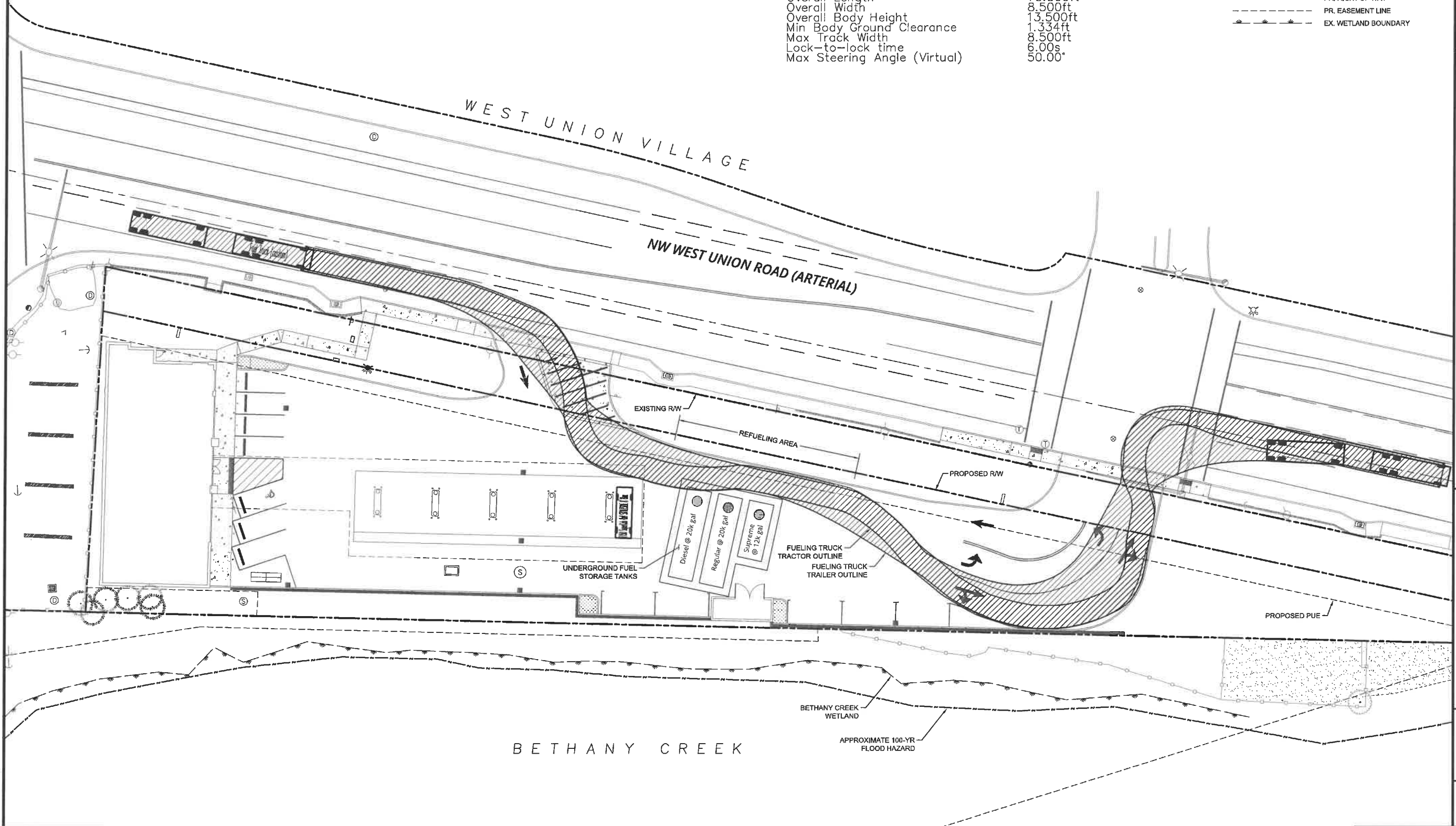


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- PR. EASEMENT LINE
- EX. WETLAND BOUNDARY

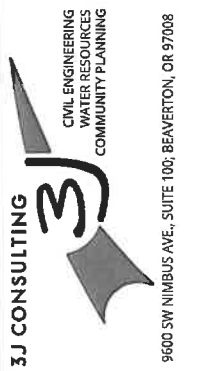


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FUEL TRUCK TURNING MOVEMENT
WEST UNION CHEVRON

CR/W, LLC
WASHINGTON COUNTY, OREGON



PROJECT INFORMATION
3J PROJECT # | 18509
TAX LOT(S) | 1N116BC01000,500
LAND USE # | -
DESIGNED BY | JEJ
CHECKED BY | AJM

SHEET NUMBER
C224

P:\18509\WEST UNION CHEVRON\CADD\DRSHEETS\C224 VEHICLE TRACKING.DWG



SITE STATISTICS

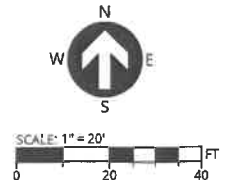
SITE ADDRESS	18450 NW WEST UNION ROAD BEAVERTON, OR 97229
TAXLOT(S)	1N119BC00600 1N119BC00500
JURISDICTION	WASHINGTON COUNTY
GROSS SITE AREA	1.21 ACRES
PROPERTY ZONING	NEIGHBORHOOD COMMERCIAL (NC)
FLOOD INSURANCE RATE MAP	41067C0361E
PROPOSED BUILDING FFE	182.26-FT

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

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- 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

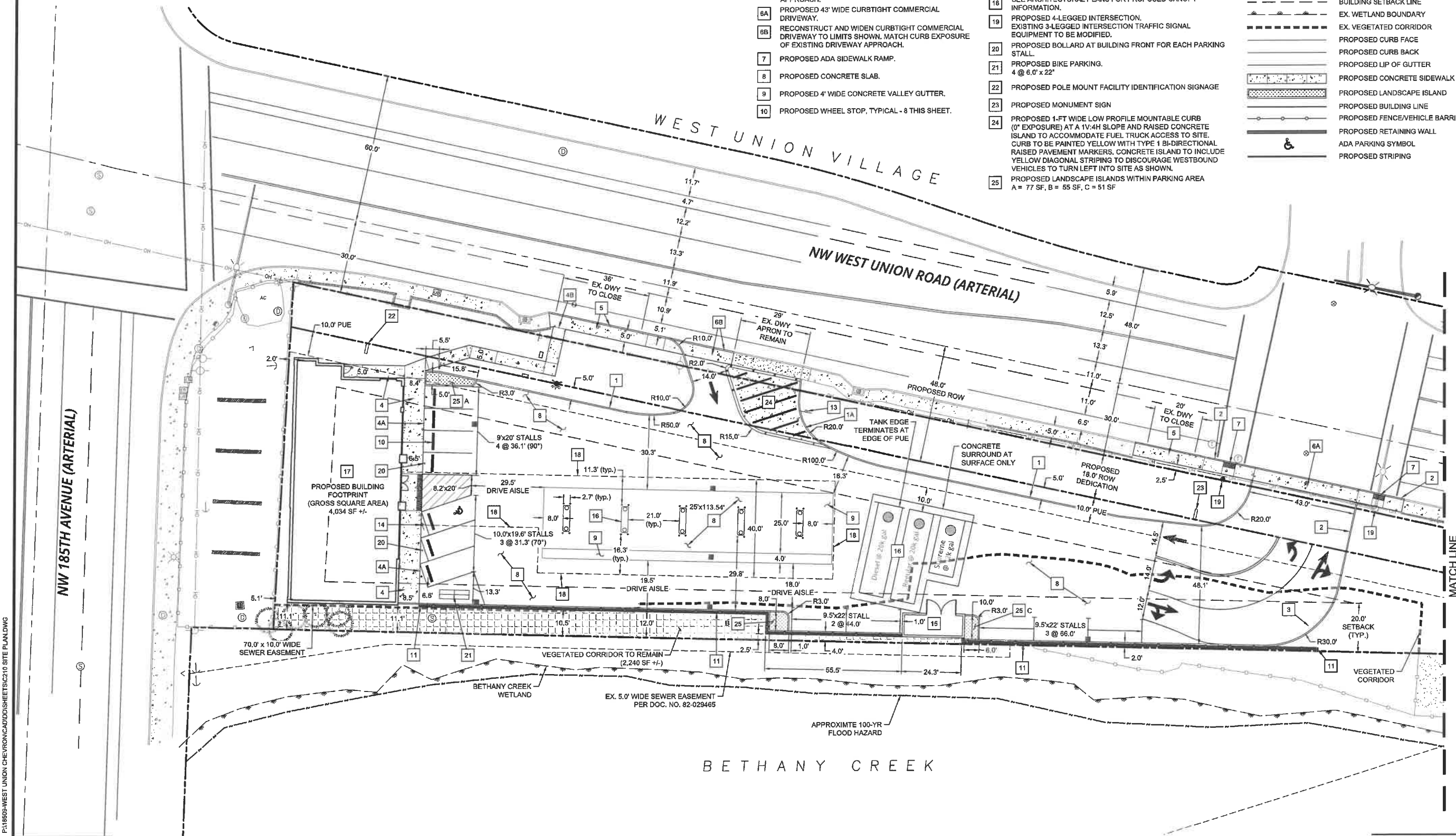
CR/W, LLC
 WASHINGTON COUNTY, OREGON



3J CONSULTING
 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
C211

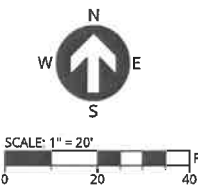


P:119609-WEST UNION CHEVRON/CADD/SHEETS/C210 SITE PLANDWG



SITE KEY NOTES

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



LEGEND

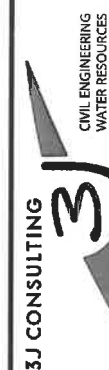
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- BUILDING SETBACK LINE
- EX. WETLAND BOUNDARY
- EX. VEGETATED CORRIDOR
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE SCORING



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PRELIMINARY SITE PLAN
WEST UNION CHEVRON

CR/W, LLC
WASHINGTON COUNTY, OREGON



9500 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

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

SHEET NUMBER
C212

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

