



SITE STATISTICS

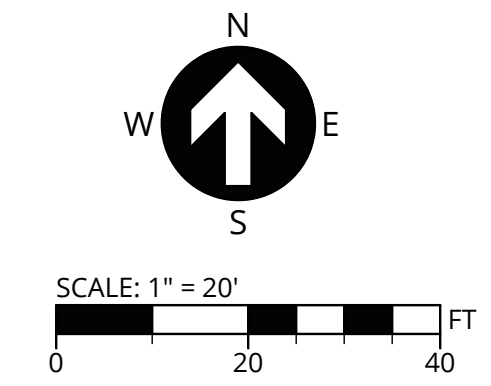
SITE ADDRESS	18450 NW WEST UNION ROAD BEAVERTON, OR 97229
TAXLOT(S)	1N119BC00600 1N119BC00500
JURISDICTION	WASHINGTON COUNTY
GROSS SITE AREA	1.21 ACRES
PROPERTY ZONING	NEIGHBORHOOD COMMERCIAL (NC)
FLOOD INSURANCE RATE MAP	41067C0361E
PROPOSED BUILDING FFE	182.60-FT

VARIATIONS

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

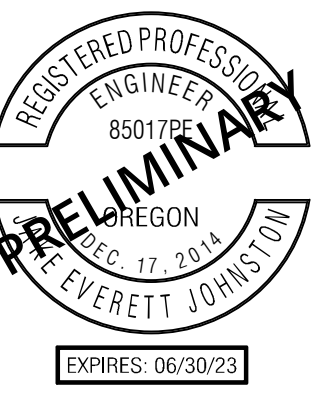
SITE KEY NOTES

- 1 PROPOSED PLANTER CURB (6" EXPOSURE AND WEEP HOLES).
- 1A PROPOSED PLANTER CURB ADJACENT TO RAISED CONCRETE ISLAND (EXPOSURE VARIES).
- 2 PROPOSED STANDARD CURB (6" EXPOSURE).
- 3 PROPOSED TALL CURB (6" EXPOSURE ON EAST/TRAFFIC SIDE, 12" EXPOSURE ON WEST/GRADING SIDE).
- 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.
- 4C RAISED PEDESTRIAN CROSSING
- 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 - 12 THIS SHEET.
- 11 PROPOSED RETAINING WALL WITH 6-FT PRIVACY WOOD FENCE INSTALLED ON TOP. (0" MIN. TO 5.5' MAX. WALL HEIGHT).
- 12 PROPOSED 6-FT PRIVACY WOOD FENCE.
- 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 ISLAND WITHIN PARKING AREA (120 SF MIN.)



LEGEND

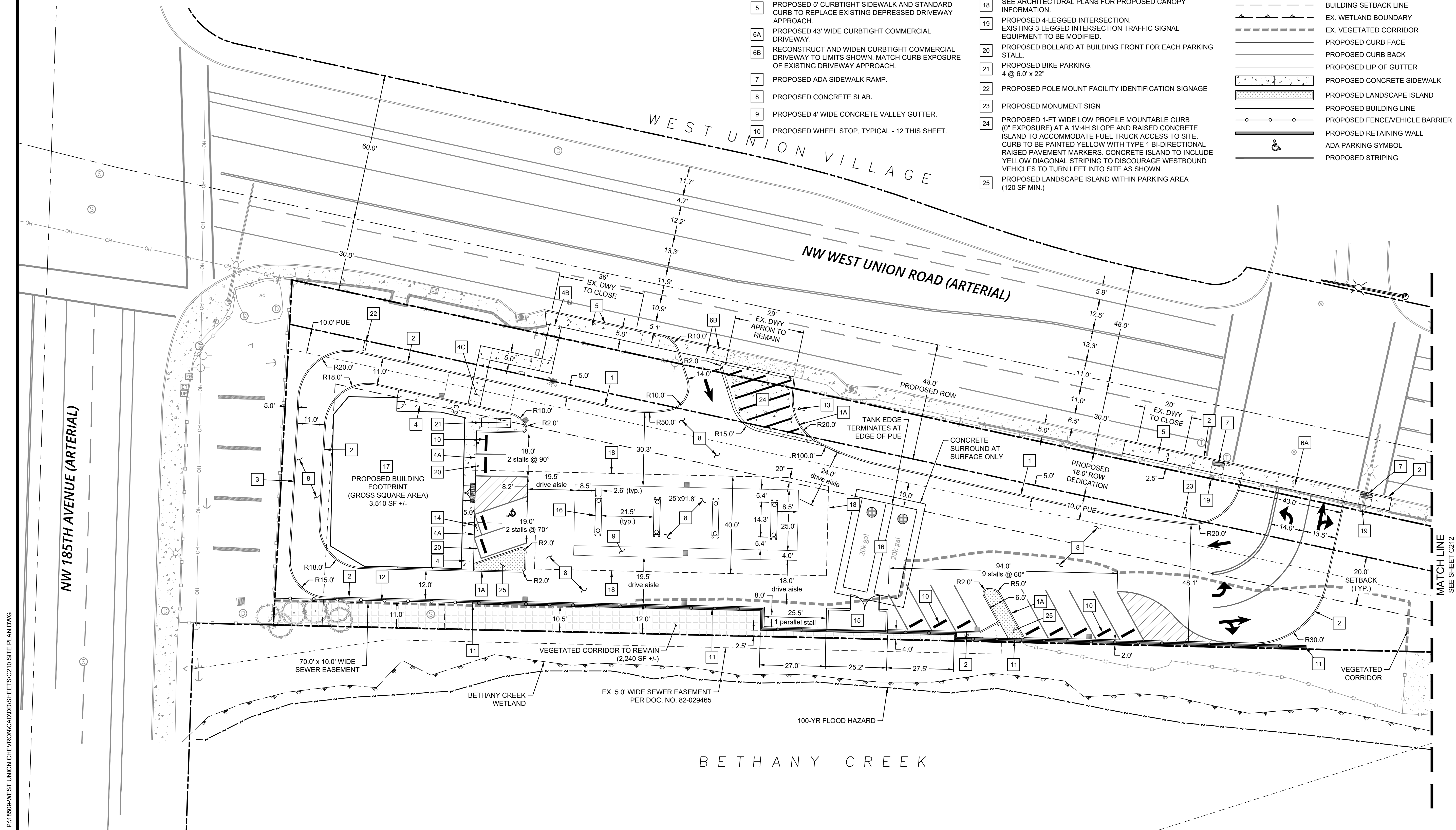
- PROJECT BOUNDARY
- EX. RIGHT-OF-WAY LINE
- EX. RIGHT-OF-WAY CENTERLINE
- PR. RIGHT OF WAY
- PR. EASEMENT LINE
- BUILDING SETBACK LINE
- EX. WETLAND BOUNDARY
- EX. VEGETATED CORRIDOR
- PROPOSED CURB FACE
- PROPOSED CURB BACK
- PROPOSED LIP OF GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE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



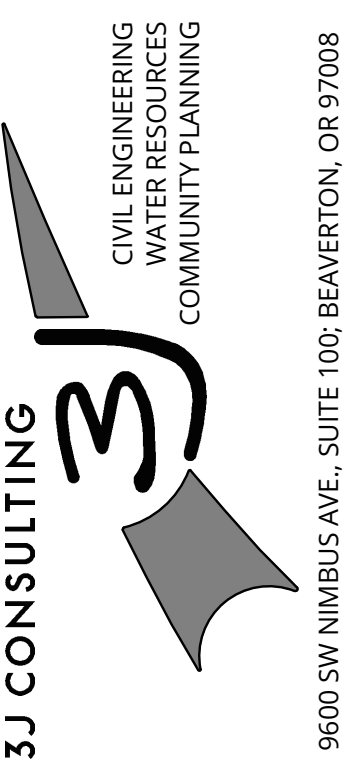
PUBLISH DATE
MARCH 17, 2022
ISSUED FOR
LAND USE DOCUMENTS
REVISIONS

PRELIMINARY SITE PLAN
WEST UNION CHEVRON

CRJW, LLC
WASHINGTON COUNTY, OREGON



P:\18509-WEST UNION CHEVRON\CADD\SHS\210 SITE PLAN.DWG



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

SHEET NUMBER
C211