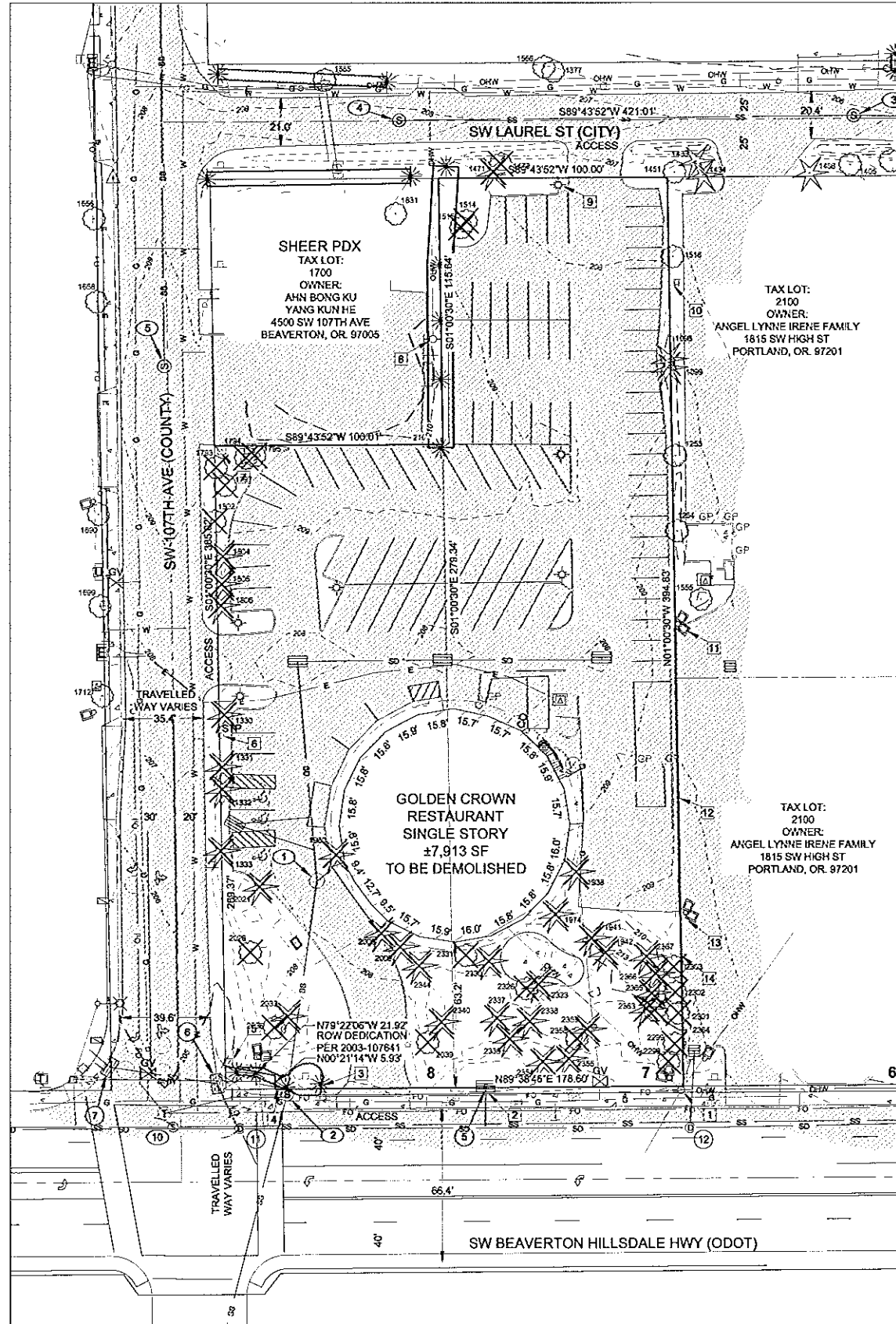


**EXHIBIT A**

**EXISTING CONDITIONS PLAN & SITE PLAN**

**RECEIVED**  
City of Beaverton  
JAN 23 2018  
Planning Division

**TOPOGRAPHIC SURVEY**  
 LOCATED IN THE NW 1/4 OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
 CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON  
 DATE OF FIELD WORK: OCTOBER 7, 2016



No.	Variety	Common Name	Species Name	DBH1	Cond2
1098	Con	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	G
1099	Con	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	G
1254	Dec	Norway maple	<i>Acer platanoides</i>	8	F
1255	Dec	Norway maple	<i>Acer platanoides</i>	6	F
1330	Con	lodgepole pine	<i>Pinus contorta</i>	16	F
1331	Con	lodgepole pine	<i>Pinus contorta</i>	3	F
1332	Con	lodgepole pine	<i>Pinus contorta</i>	17	F
1333	Con	lodgepole pine	<i>Pinus contorta</i>	14	F
1377	Dec	sweet cherry	<i>Prunus avium</i>	13	P
1433	Con	Douglas-fir	<i>Pseudotsuga menziesii</i>	3	F
1434	Con	blue spruce	<i>Picea pungens</i>	10	F
1451	Dec	Norway maple	<i>Acer platanoides</i>	12	F
1470	Dec	ash	<i>Fraxinus spp.</i>	6	F
1471	Con	western redcedar	<i>Thuja plicata</i>	5	D
1514	Dec	ash	<i>Fraxinus spp.</i>	12	P
1515	Dec	English hawthorn	<i>Crataegus monogyna</i>	12	P
1516	Dec	Norway maple	<i>Acer platanoides</i>	6	F
1555	Dec	Norway maple	<i>Acer platanoides</i>	14	F
1566	Dec	ash	<i>Fraxinus spp.</i>	6	P
1656	Dec	ash	<i>Fraxinus spp.</i>	22	G
1658	Dec	ash	<i>Fraxinus spp.</i>	23	G
1690	Dec	ash	<i>Fraxinus spp.</i>	18	G
1699	Dec	ash	<i>Fraxinus spp.</i>	23	G
1712	Dec	ash	<i>Fraxinus spp.</i>	17	G
1793	Dec	laurel	<i>Laurus spp.</i>	11	F
1794	Dec	Norway maple	<i>Acer platanoides</i>	6	F
1795	Dec	laurel	<i>Laurus spp.</i>	10	F
1797	Dec	laurel	<i>Laurus spp.</i>	11	F
1802	Dec	lodgepole pine	<i>Pinus contorta</i>	10	P
1804	Con	sweet cherry	<i>Prunus avium</i>	6	P
1805	Con	lodgepole pine	<i>Pinus contorta</i>	8	P
1806	Con	lodgepole pine	<i>Pinus contorta</i>	14	P
1831	Dec	cherry	<i>Prunus spp.</i>	18	F
1885	Dec	sweet cherry	<i>Prunus avium</i>	12	P
1938	Con	juniper	<i>Juniperus spp.</i>	15	F
1941	Con	lodgepole pine	<i>Pinus contorta</i>	9	F
1942	Con	juniper	<i>Juniperus spp.</i>	6	F
1974	Con	hinoki cypress	<i>Chamaecyparis obtusa</i>	12	G
1980	Con	arborvitae	<i>Thuja spp.</i>	4	F
2008	Con	arborvitae	<i>Thuja spp.</i>	6	G
2009	Con	arborvitae	<i>Thuja spp.</i>	4	G
2021	Con	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	F
2026	Dec	European white birch	<i>Betula pendula</i>	10	F
2033	Con	Atlas cedar	<i>Cedrus atlantica</i>	20	G
2036	Dec	beech	<i>Fagus spp.</i>	15	F
2039	Dec	plum	<i>Prunus spp.</i>	14	P
2298	Dec	deciduous	unknown	7	P
2299	Dec	plum	<i>Prunus spp.</i>	10	P
2301	Dec	plum	<i>Prunus spp.</i>	5	P
2302	Dec	plum	<i>Prunus spp.</i>	3	P
2303	Dec	plum	<i>Prunus spp.</i>	9	P
2323	Con	deodar cedar	<i>Cedrus deodara</i>	6	G
2326	Dec	Japanese maple	<i>Acer palmatum</i>	6	G
2330	Con	Port-Orford-cedar	<i>Chamaecyparis lawsoniana</i>	11	F
2331	Dec	Japanese maple	<i>Acer palmatum</i>	8	F
2337	Con	lodgepole pine	<i>Pinus contorta</i>	6	P
2338	Con	lodgepole pine	<i>Pinus contorta</i>	7	F
2339	Con	lodgepole pine	<i>Pinus contorta</i>	12	F
2340	Con	lodgepole pine	<i>Pinus contorta</i>	9	P
2344	Con	lodgepole pine	<i>Pinus contorta</i>	17	P
2354	Con	lodgepole pine	<i>Pinus contorta</i>	15	P
2355	Con	lodgepole pine	<i>Pinus contorta</i>	14	G
2358	Dec	Japanese maple	<i>Acer palmatum</i>	6	F
2359	Con	lodgepole pine	<i>Pinus contorta</i>	6	F
2363	Con	scots pine	<i>Pinus sylvestris</i>	6	P
2364	Dec	sweet cherry	<i>Prunus avium</i>	5	P
2365	Con	Atlas cedar	<i>Cedrus atlantica</i>	25	G
2366	Con	incense cedar	<i>Calocedrus decurrens</i>	10	P
2367	Con	deodar cedar	<i>Cedrus deodara</i>	28	G

**TREE TABLE SUPERSCRIPIT NOTES:**  
 1. DBH IS TREE DIAMETER MEASURED AT BREAST HEIGHT, 4.5 FEET ABOVE THE GROUND LEVEL (IN INCHES). DIAMETER FOR TREES WITH COCODANANT STEMS SPLITTING BELOW 4 FEET WAS CALCULATED USING THE SQUARE ROOT OF THE SUM OF THE SQUARES OF EACH INDIVIDUAL STEM.  
 2. COND2 IS AN ARBORIST ASSIGNED RATING TO GENERALLY DESCRIBE THE CONDITION OF INDIVIDUAL TREES AS FOLLOWS: DEAD, POOR, FAIR, OR GOOD CONDITION.

**STORM DRAINAGE TABLE:**

1	CATCH BASIN RM = 207.63 8" CONC (S) = 205.17 SUMP = 205.15	7	CATCH BASIN RM = 207.63 8" CONC (SE) = 203.57 SUMP = 203.55
2	CATCH BASIN RM = 207.63 8" CONC (E) = 204.70 8" CONC (N) = 204.67 SUMP = FILLED WITH DEBRIS	8	STORM DRAINAGE MAN-HOLE RM = 208.95 CANNOT SEE PIPES SUMP = 197.37
3	CATCH BASIN RM = 207.45 8" CONC (E) = 204.55 8" CONC (S) = 204.45 SUMP = 204.35	9	STORM DRAINAGE MAN-HOLE RM = 202.57 8" CONC (N) = 198.53 12" CONC (E) = 197.29 8" CONC (S) = 197.55
4	CATCH BASIN RM = 210.30 12" CONC (E) = 207.47 SUMP = 207.33	10	STORM DRAINAGE MAN-HOLE RM = 206.23 12" CONC (N) = 201.03 UNKNOWN (SE) = 200.63 CANNOT SEE PIPE UNDER LID 12" CONC (E) = 200.73 12" CONC (W) = 200.69
5	CATCH BASIN RM = 204.65 UNKNOWN = FULL OF DEBRIS SUMP = FULL OF DEBRIS	11	STORM DRAINAGE MAN-HOLE RM = 207.66 8" CONC (N) = 204.11 12" CONC (E) = 203.72 12" CONC (W) = 203.66
6	CATCH BASIN RM = 204.57 12" CONC (N) = 201.85 12" CONC (S) = 201.78 SUMP = 201.78	12	STORM DRAINAGE MAN-HOLE RM = 210.51 19" CONC (N) = 206.76 19" CONC (S) = 206.43 12" CONC (E) = 206.05 12" CONC (W) = 206.00
7	CATCH BASIN RM = 204.57 12" CONC (N) = 201.85 12" CONC (S) = 201.78 SUMP = 201.78	13	STORM DRAINAGE MAN-HOLE RM = 208.95 8" CONC (N) = 198.24 8" CONC (S) = 198.22

**SANITARY SEWER TABLE:**

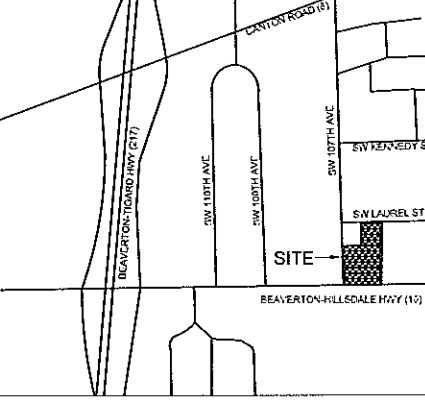
1	SANITARY SEWER / STORM MANHOLE MIXED USE RM = 208.59 8" CONC (N) = 198.09 8" CONC (S) = 198.38 8" CONC (E) = 198.22	7	SANITARY SEWER MANHOLE GREASE INTERCEPTOR RM = 206.24 NOT MEASURED
2	SANITARY SEWER MANHOLE RM = 208.78 8" CONC (N) = 196.68 8" CONC (S) = 196.78	8	SANITARY SEWER MANHOLE RM = 204.07 8" CONC (N) = 194.45 8" CONC (W) = 194.47 8" CONC (S) = 194.35
3	SANITARY SEWER MANHOLE RM = 208.06 8" CONC (N) = 196.67 8" CONC (E) = 195.65	9	SANITARY SEWER MANHOLE RM = 202.27 8" CONC (E) = 194.08 8" CONC (N) = 194.04
4	SANITARY SEWER MANHOLE RM = 208.26 8" CONC (E) = 197.11	10	SANITARY SEWER MANHOLE RM = 204.97 8" CONC (E) = 196.32 8" CONC (N) = 196.22
5	SANITARY SEWER MANHOLE RM = 208.47 8" CONC (S) = 200.67 8" PVC (N) = 200.63	11	SANITARY SEWER MANHOLE RM = 209.61 8" CONC (E) = 201.87 8" CONC (N) = 201.75
6	SANITARY SEWER MANHOLE RM = 203.39 8" CONC (S) = 192.70		

**DATUM:**  
 ELEVATION DATUM: WASHINGTON COUNTY, NAD 83  
 BENCHMARK: BRASS DISK #4  
 LOCATION: SET IN CONCRETE AT THE SOUTHEAST CORNER OF  
 6TH AVE AND SW BEAVERTON HILLSDALE HWY  
 ELEVATION: 224.12 FEET

**BASIS OF BEARINGS:**  
 BASIS OF BEARING N102°30'W, ALSO KNOWN AS THE EAST LINE OF  
 SUBJECT PROPERTY WAS DERIVED PER THE 'SURVEY FOR JOE HOVG',  
 SURVEY NUMBER 11878 OF WASHINGTON COUNTY SURVEY RECORDS.

- TOPOGRAPHIC NOTES:**
- POWER POLE IS 1/2 SOUTH OF PROPERTY LINE
  - CATCH BASIN LIES ON PROPERTY LINE
  - SPEED LIMIT SIGN LIES 1/2 NORTHERLY OF PROPERTY LINE
  - SIDEWALK CROSSES PROPERTY LINE
  - UTILITY REAR LIES 1/2 EASTERLY OF PROPERTY LINE
  - STAND PIPE LIES 0.5 EASTERLY OF PROPERTY LINE
  - TELEPHONE RISER LIES 3.1 EASTERLY OF PROPERTY LINE
  - POWER POLE LIES 3.8 WESTERLY OF PROPERTY LINE
  - OVERHEAD LIGHT LIES 3.1 SOUTHERLY OF PROPERTY LINE
  - ROCK WALL LIES 2.2 EASTERLY OF PROPERTY LINE
  - SHOE BOX LIGHT LIES 1.1 EASTERLY OF PROPERTY LINE
  - BOLLARD LIES 1.0 WESTERLY OF PROPERTY LINE
  - SHOE BOX LIGHT LIES 2.2 EASTERLY OF PROPERTY LINE
  - EXTRUDED CURB LIES ON PROPERTY LINE

**UNDERGROUND ACCURACY STATEMENT:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM  
 FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR  
 MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN  
 COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR  
 ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE  
 UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION  
 INDICATED, ALTHOUGH WE CERTIFY THAT THEY ARE LOCATED AS  
 ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. DUE TO  
 THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS  
 REGARDING CONFINED SPACES, IT IS CAUTIONED THAT THEY ARE NOT TO BE  
 FIELD STAFF INTO UTILITY MANHOLES TO RETRIEVE DEPTH AND SIZE  
 INFORMATION. INFORMATION SHOWN HEREON IS SUBJECT TO AN  
 UNCERTAINTY IN ACCURACY DEPENDING ON DEPTH, SIZE, FLOW, AND  
 CONSTRUCTION OF MANHOLES. THE SURVEYOR HAS NOT PHYSICALLY  
 LOCATED THE UNDERGROUND UTILITY LINES



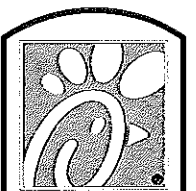
**LEGEND:**

- EXISTING BOUNDARY LINE
- EXISTING CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- FENCE LINE, TYPE AS NOTED
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND NATURAL GAS LINE
- INDICATES DATA FROM AS BUILT INFO
- OVERHEAD WIRE
- BUILDING FACE
- BUILDING OVERHANG LINE
- TREE/VEGETATION LINE
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE
- FOUND MONUMENT AS NOTED, HELD UNLESS OTHERWISE NOTED
- GAS VALVE
- GAS METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN - TRAPPED TYPE
- AREA DRAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER BOX
- IRRIGATION CONTROL BOX
- SHOEBOX LIGHT (SINGLE)
- ACORN/GLOBE LIGHT
- STREET LIGHT (COBRA ARM)
- STREET LIGHT JUNCTION BOX
- ELECTRIC METER
- ELECTRICAL VAULT
- TRANSFORMER
- UTILITY POLE
- GUY WIRE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- CABLE TELEVISION VAULT
- CABLE TELEVISION RISER
- TRAFFIC SIGNAL POLE
- PEDESTRIAN SIGNAL POLE
- SIGNAL JUNCTION BOX
- UNKNOWN CLEANOUT
- STAND PIPE
- UNKNOWN MANHOLE
- UNKNOWN RISER
- UNKNOWN UTILITY VAULT
- HVAC UNIT
- HANDICAPPED PARKING SPACE
- GATE POST
- MAILBOX
- SIGN POST
- BOLLARD
- CONFIRMED TREE
- DECIDUOUS TREE
- TREE TO BE REMOVED
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR

OREGON UTILITY  
 NOTIFICATION CENTER  
 1-800-332-2344



**TOPOGRAPHIC SURVEY NOTE:**  
 THE FIELD WORK SHOWN ON THIS EXISTING CONDITIONS PLAN WAS COMPLETED  
 BY CAROL DOWL. DOWL HAS NOT VERIFIED THE ACCURACY OF THE FIELD DATA  
 PROVIDED AND ALTHOUGH THE INFORMATION IS BELIEVED TO BE ACCURATE,  
 DOWL DOES NOT GUARANTEE THE ACCURACY OF THE DATA SHOWN.



5200 Buffington Rd.  
 Atlanta Georgia,  
 30349-2998

Revisions:

Mark	Date	By
△		
△		
△		



**DOWL**  
 720 SW Washington Street, #750  
 Portland, Oregon 97205  
 971-280-0641

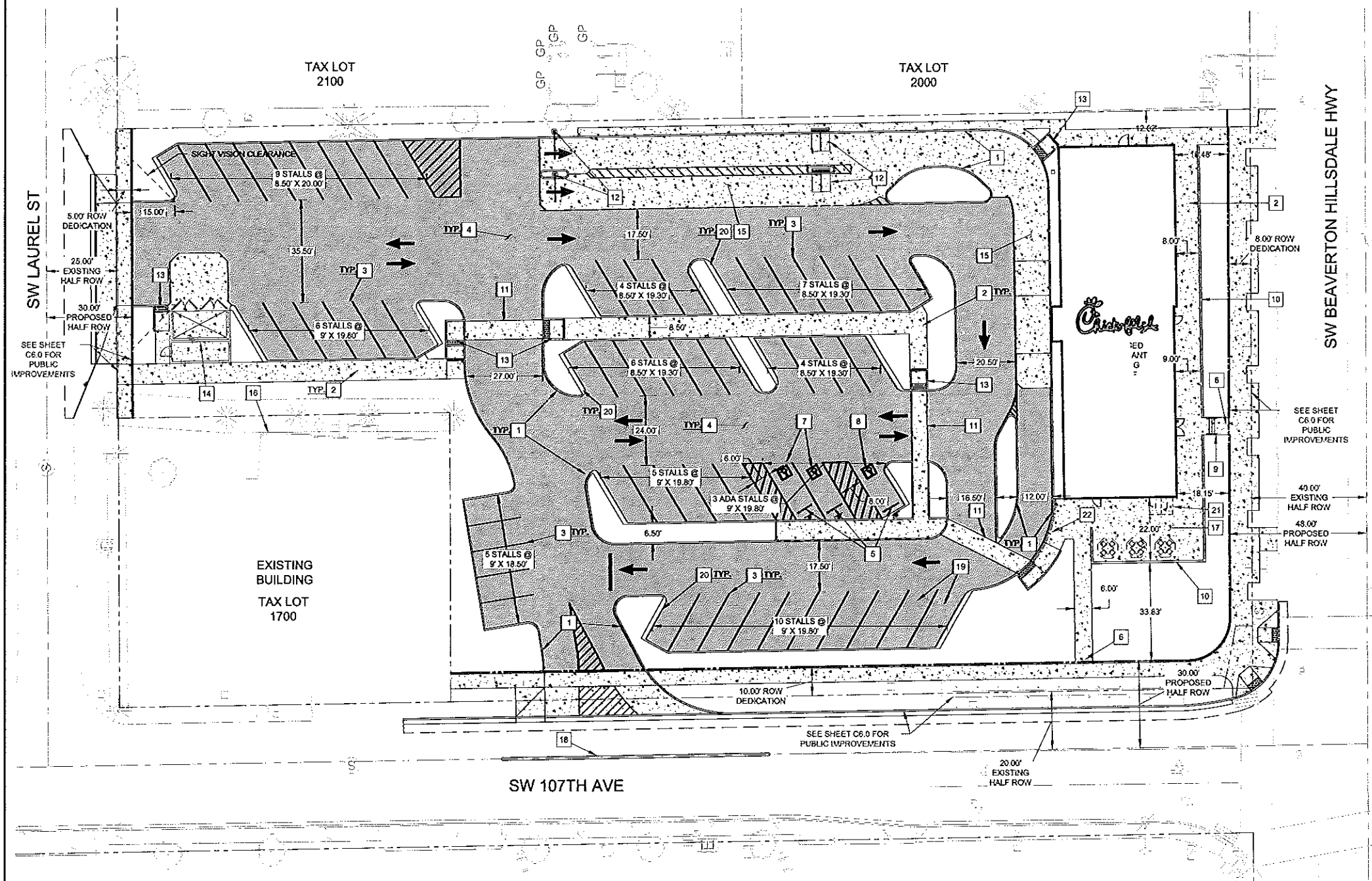
STORE  
 Name  
 RALEIGH HILLS  
 10655 SW  
 BEAVERTON-HILLSDALE  
 HIGHWAY,  
 BEAVERTON, OR

SHEET TITLE  
 EXISTING  
 CONDITIONS

VERSION:  
 ISSUE DATE: 08-2017

Job No. : 14286-01  
 Store : 03984  
 Date : 08/04/17  
 Drawn By : KRG  
 Checked By: MDT

Sheet  
**C1.0**



**CONSTRUCTION NOTES**

- 1 PROPOSED STANDARD CONCRETE CURB.
- 2 PROPOSED STANDARD CONCRETE SIDEWALK.
- 3 PROPOSED 4" WHITE PAINTED PARKING STRIPE.
- 4 PROPOSED LIGHT ASPHALT PAVEMENT SURFACE.
- 5 PROPOSED CONCRETE WHEEL STOP.
- 6 CONNECTION TO PUBLIC SIDEWALK.
- 7 PROPOSED STANDARD A.D.A. STALL AND SIGNAGE.
- 8 PROPOSED VAN ACCESSIBLE A.D.A. STALL AND SIGNAGE.
- 9 PROPOSED STAIRS WITH HANDRAIL.
- 10 PROPOSED LOW SCREEN WALL.
- 11 PROPOSED CONCRETE CROSSWALK WITH IMPACT SLAB.
- 12 PROPOSED DRIVE-THRU EQUIPMENT AND SIGNAGE.
- 13 PROPOSED A.D.A. RAMP.
- 14 PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR ELEVATION.
- 15 PROPOSED DRIVE-THRU CONCRETE.
- 16 EXISTING LAUREL HEDGE TO REMAIN, WHERE LOCATED WITHIN PROPERTY BOUNDARIES.
- 17 PROPOSED PLAZA AREA.
- 18 PROPOSED MEDIAN CURB SEPARATOR (NOT MOUNTABLE).
- 19 PROPOSED DESIGNATED DRIVE-THRU EXCESSIVE WAITING SPACES.
- 20 PROPOSED STANDARD CURB WITH 12" LANDSCAPE AND IRRIGATION PROTECTION EXTENSION.
- 21 PROPOSED BIKE RACKS, ONE TO BE COVERED (LONG-TERM) AND ONE TO BE OPEN (SHORT-TERM). SEE DETAIL THIS SHEET.
- 22 PROPOSED 4' WROUGHT IRON FENCE.

**LEGEND:**

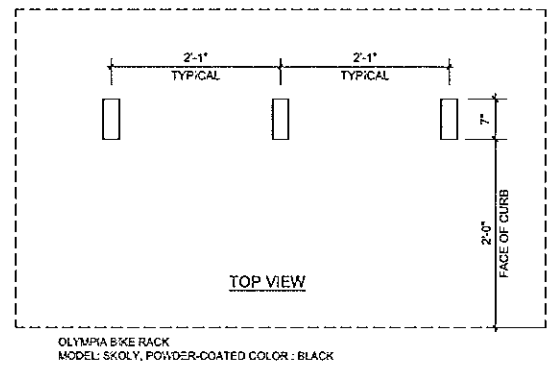
- PROPOSED BUILDING
- PROPOSED WALL
- PROPOSED CURB
- PROPOSED SAWCUT LINE
- PROPOSED ROW LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED LIGHT ASPHALT PAVEMENT
- PROPOSED CONCRETE SURFACE
- CONIFEROUS TREE
- DECIDUOUS TREE

**SITE INFORMATION**

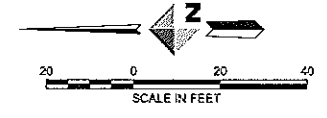
10655 SW BEAVERTON-HILLSDALE HWY  
 BEAVERTON, OREGON 97005, TAX LOT 1900  
 TOTAL LOT AREA: 1.436 ACRES (62,552 SF)  
 TOTAL LOT SOFTSCAPE AFTER DEVELOPMENT: 12,642 SF  
 TOTAL LOT HARDSCAPE AFTER DEVELOPMENT: 949 SF  
 TOTAL LANDSCAPE AFTER DEVELOPMENT: 13,590 SF (21.7%)

**SITE PARKING STATISTICS**

EXISTING BUILDING AREA (TO BE REMOVED):	7,913 SF
PROPOSED BUILDING AREA:	4,840 SF
TOTAL STALLS REQUIRED: (10 STALLS/1,000 GFA)	49
TOTAL STALLS PROVIDED: STANDARD STALLS ADA STALLS	59 3 (1 VAN ACCESSIBLE)



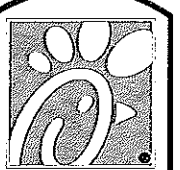
**BIKE RACK DETAIL**  
 NOT TO SCALE



OREGON UTILITY  
 NOTIFICATION CENTER  
 1-800-332-2344



ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1937.)



**Chick-fil-A**  
 5200 Buffington Rd.  
 Atlanta Georgia,  
 30349-2998

Revisions:  
 Mark Date By

△

Mark Date By

△

Mark Date By

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**DOWL**  
 WWW.DOWL.COM  
 720 SW Washington Street, #750  
 Portland, Oregon 97205  
 971-280-9641

STORE  
 Name  
**RALEIGH HILLS**  
 10655 SW  
 BEAVERTON-HILLSDALE  
 HIGHWAY,  
 BEAVERTON, OR

**SITE PLAN**

VERSION:  
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Job No. :14266-01  
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Sheet  
**C2.0**