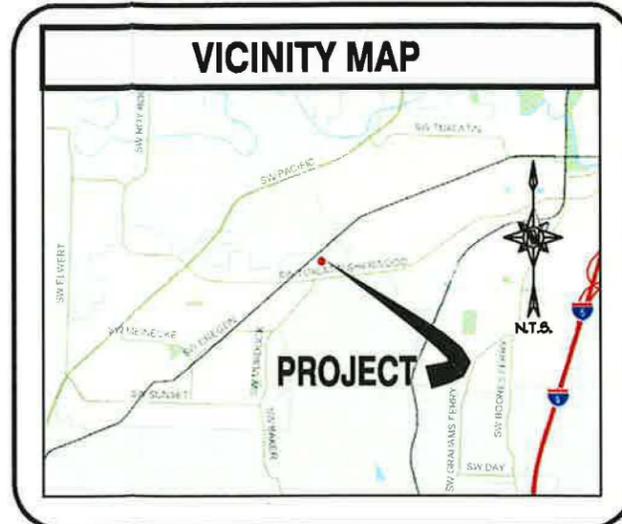
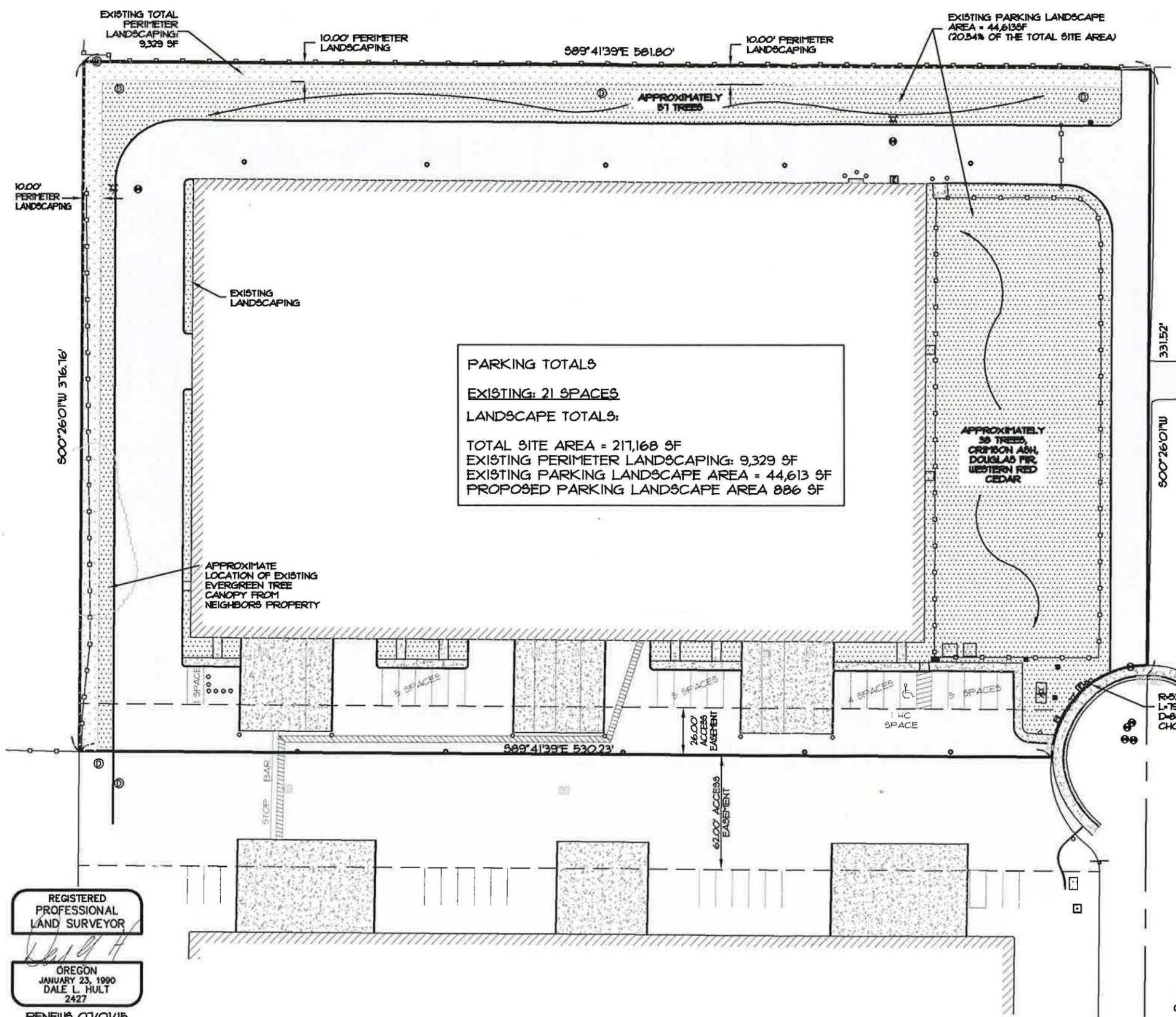


# EXISTING FEATURES PLAN

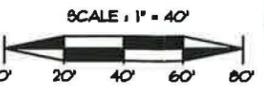


LEGEND			
—	PROPERTY LINE	N	NORTH
—	LOT LINE	S	SOUTH
—	CL R/W	E	EAST
—	BUILDING WALL	W	WEST
—	SIDEWALK/CONCRETE	°	DEGREES
—	CURB	'	FEET OR MINUTES
—	FENCE	"	INCHES OR SECONDS
—	PAVEMENT STRIPING	SF	SQUARE FEET
—	EASEMENT LINE	ROW	RIGHT OF WAY
—	LIGHT POLE	SP	PARKING SPACES
—	IRRIGATION BOX	HC	HANDICAP PARKING SPACE
—	CLEANOUT	TRL	TRUCK LOADING
—	CATCH BASIN	VRS	VARIABLE
—	STORM MH		
—	WATER METER		
—	WATER VALVE		
—	FIRE HYDRANT		
—	FDC		
—	STREET SIGN		
—	GAS VALVE		
—	HANDICAP PARKING		
—	ELECTRIC METER		
—	EXISTING PAVEMENT		
—	EXISTING PERIMETER LANDSCAPING: 9,329 SF		
—	EXISTING PARKING LANDSCAPE AREA = 44,613 SF		



**PARKING TOTALS**  
 EXISTING: 21 SPACES  
 LANDSCAPE TOTALS:  
 TOTAL SITE AREA = 217,168 SF  
 EXISTING PERIMETER LANDSCAPING: 9,329 SF  
 EXISTING PARKING LANDSCAPE AREA = 44,613 SF  
 PROPOSED PARKING LANDSCAPE AREA 886 SF

NOTE: THERE ARE ADDITIONAL EASEMENTS THAT AFFECT SITE THAT ARE NOT SHOWN ON THIS MAP. SEE ALTA SURVEY COMPLETED IN 2010 FOR MORE INFORMATION.



CLIENT: BRAD PICKING

**All County**  
**Surveyors & Planners, Inc.**  
 Surveying, Planning and Civil Engineering  
 P.O. Box 955 Sandy, OR 97055  
 Phone: (503) 668-3151  
 Fax: (503) 668-4730

REGISTERED PROFESSIONAL LAND SURVEYOR

DALE L. HULT

OREGON  
 JANUARY 23, 1990  
 DALE L. HULT  
 2427

RENEW 07/01/15

DWG: 10-148-PARKING.DWG  
 DATE OF PLOT: 10-13-14

# PROPOSED STRIPING/ LANDSCAPE PLAN



### LEGEND

	PROPERTY LINE
	LOT LINE
	CL R/W
	BUILDING WALL
	EDGE OF PAVEMENT
	SIDEWALK/CONCRETE
	CURB
	PAVEMENT STRIPING
	EXISTING PAVEMENT
	EXISTING PERIMETER LANDSCAPING: 9,329 SF
	EXISTING PARKING LANDSCAPE AREA = 44,613 SF
	PROPOSED PARKING LANDSCAPE AREA 886 SF
	PROPOSED PAVEMENT STRIPING
	PROPOSED NEW CURB

### PROPOSED PLANTS

- "AUTUMN BLAZE MAPLE"  
MIN. 1-1/2" CALIFER OR 7" TALL,  
BALLED & BURLAPED
- "SCARLET OAK"  
MIN. 1-1/2" CALIFER OR 7" TALL,  
BALLED & BURLAPED
- "INCENSE CEDAR"  
MIN. 8-10' TALL, BALLED & BURLAPED
- "WESTERN RED CEDAR"  
MIN. 8-10' TALL, BALLED & BURLAPED
- RHODODENDRON  
5 GALLON  
(EACH SYMBOL DENOTES 3 PLANTS) 36 TOTAL
- RED FLOWERING CURRANT  
MIN. 1 GALLON OR 2' IN HEIGHT  
(EACH SYMBOL DENOTES 3 PLANTS) 36 TOTAL
- SERVICEBERRY  
MIN. 1 GALLON OR 2' IN HEIGHT  
(EACH SYMBOL DENOTES 3 PLANTS) 36 TOTAL
- VINE MAPLE  
MIN. 1 GALLON OR 2' IN HEIGHT  
9 TOTAL

55 SPACES X 2 SHRUBS PER SPACE 110 SHRUBS REQUIRED  
TOTAL SHRUBS PROPOSED 111

1 LARGE TREE PER 4 SPACES 13.75 LARGE TREES REQUIRED  
TOTAL LARGE TREES PROPOSED 14

**PARKING TOTALS**

EXISTING: 20  
(THERE ARE 21 EXISTING SPACES  
BUT WE ARE REMOVING 1 FOR A TOTAL OF 20)

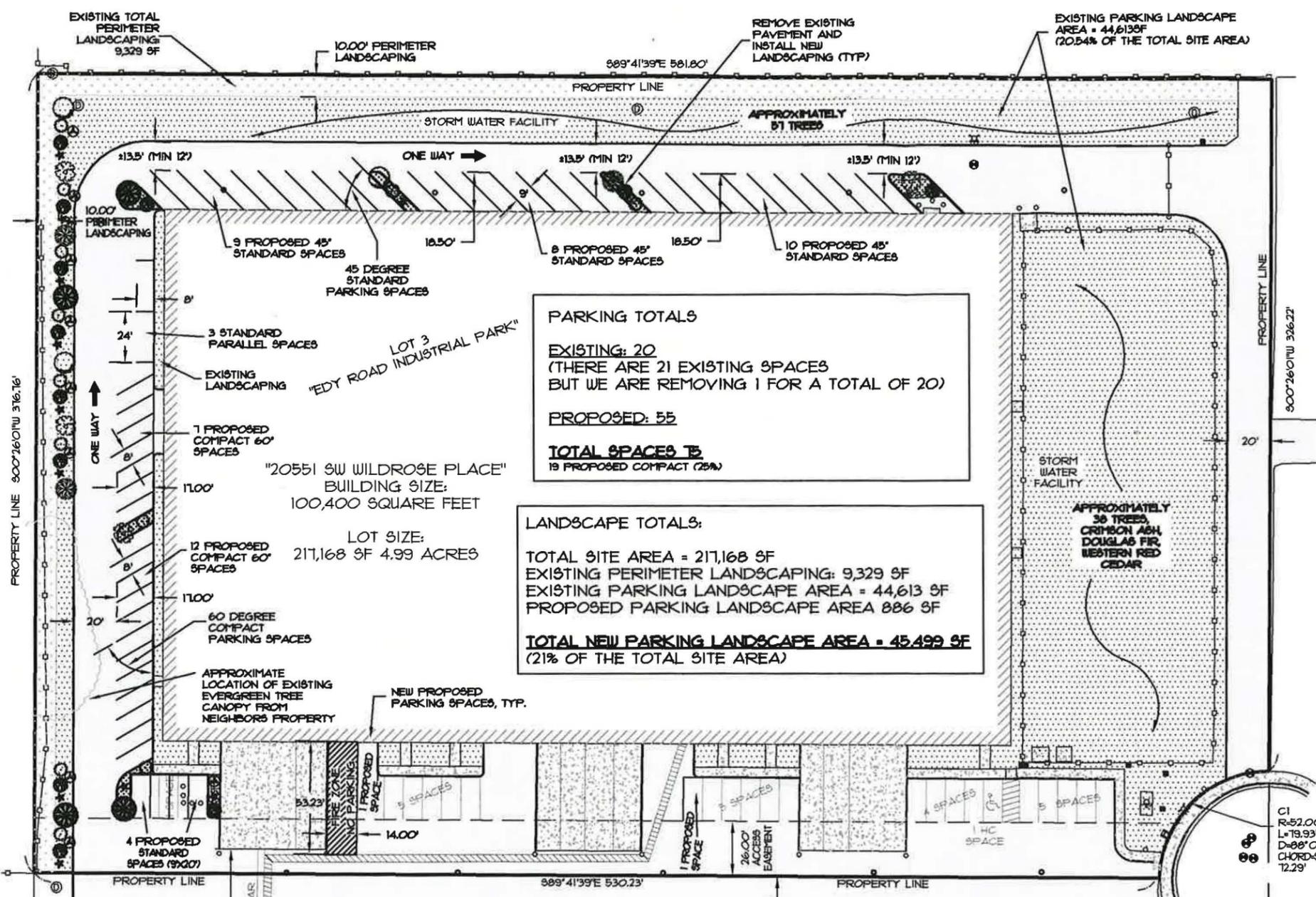
PROPOSED: 55

**TOTAL SPACES 75**  
19 PROPOSED COMPACT (25%)

**LANDSCAPE TOTALS:**

TOTAL SITE AREA = 217,168 SF  
EXISTING PERIMETER LANDSCAPING: 9,329 SF  
EXISTING PARKING LANDSCAPE AREA = 44,613 SF  
PROPOSED PARKING LANDSCAPE AREA 886 SF

**TOTAL NEW PARKING LANDSCAPE AREA = 45,499 SF**  
(21% OF THE TOTAL SITE AREA)



NOTE: THERE ARE ADDITIONAL EASEMENTS THAT AFFECT SITE THAT ARE NOT SHOWN ON THIS MAP. SEE ALTA SURVEY COMPLETED IN 2010 FOR MORE INFORMATION.

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