

LOT INFORMATION:

T1N R3E SECT. 14, LOT 300
LOT SIZE: 8.32 ACRES
ZONING: URBAN PLANNING AREA GENERAL INDUSTRIAL
SETBACKS: FRONT: 20 FT
SIDE YARD: NONE
REAR YARD: NONE
LOT AREA IN VECO CORRIDOR: 0.92 ACRES (APPROX.).

COLUMBIA RIVER

KEY NOTES

- EXISTING TRAILER TO BE REMOVED.
- CONNECT NEW 4" SANITARY LATERAL TO EXISTING SEPTIC SYSTEM.
- CONNECT TO EXISTING WATERLINE AND EXTEND SERVICE TO EXISTING BUILDING, PIPE SIZES TO BE VERIFIED.
- CONNECT TO EXISTING POWER, ELECTRICAL PLANS BY OTHERS.
- INSTALL NEW ASPHALT ROADWAY.
- EXISTING SHOP BUILDING TO RECEIVE INTERIOR RENOVATIONS ONLY. NO CHANGES TO EXISTING FOOTPRINT ARE PROPOSED.
- EXISTING BIKE RACK.
- EXISTING PARKING 9' X 16'.

NOTE:

1. THIS DRAWING IS NOT A RECORD OF SURVEY AND IS ONLY FOR EXHIBIT USE SHOWING EXISTING CONDITIONS.

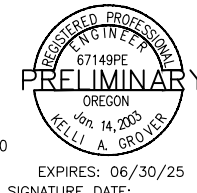
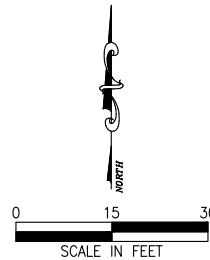
EXIST LEGEND

	CLEANOUT
	ELECTRICAL TRANSFORMER
	UTILITY POLE
	BOLLARD
	DECIDUOUS TREE
	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND COMMUNICATION
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	CHAINLINK FENCE
	EDGE OF ASPHALT
	BUILDING OUTLINE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	CONCRETE SURFACE
	ASPHALT SURFACE

PROPOSED LEGEND

	CLEANOUT
	SANITARY SEWER LINE
	WATER LINE
	BUILDING
	ASPHALT ROADWAY

VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: ASSUMED
DATE OF SURVEY: 26TH OF MAY 2023



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DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: SEPTEMBER 28, 2023	
DATE:	NO.	REVISION

PROJECT NO. E23-021



FIRWOOD DESIGN GROUP
Reliable Engineering Solutions

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

JESSE WINTEROWD
610 SW ALDER ST #810
PORTLAND OR, 97205

PRELIMINARY SITE PLAN
5700 NW SUNDIAL RD
TROUTDALE OR, 97205

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