

NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 18097456, 18097485, 18097548, AND 18097571. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED APRIL 25, 2018 AND MAY 30-31, 2018.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID: RD1508, LOCATED AT THE NE CORNER OF HIGHWAY 99E AND S BARLOW ROAD WITH AN ELEVATION OF 105.09 FEET (NAVD 88).
4. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
5. SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
6. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
7. CONTOUR INTERVAL IS 1 FOOT FROM DRONE SURFACE.
8. ALL BUILDINGS SHOWN ARE TO REMAIN.

SEE SHEET 1



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ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

535 W MAIN STREET

OREGON
CLACKAMAS COUNTY TAX MAP 5 2E 8A

MOLALLA
TAX LOTS 7700 AND 7800

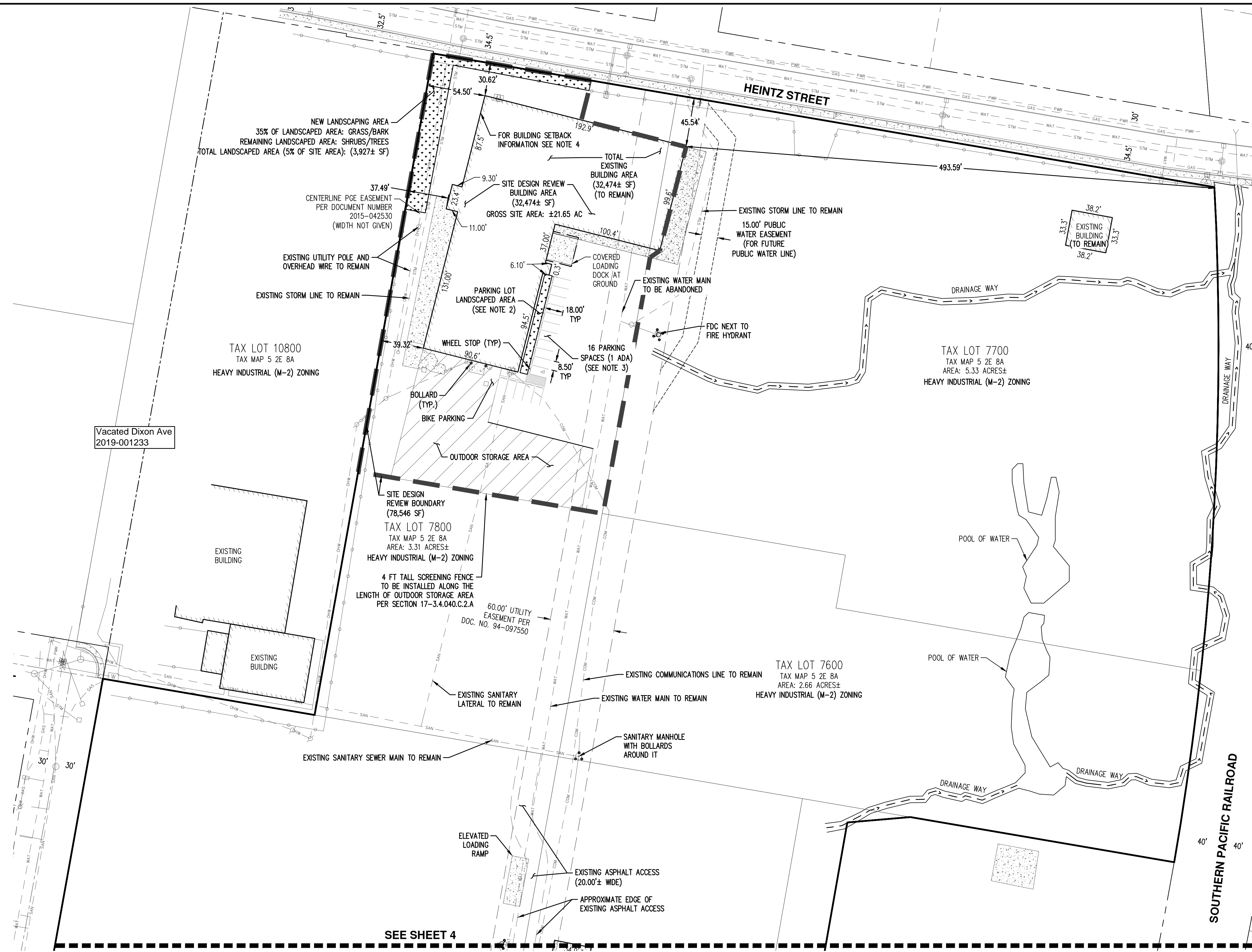
**EXISTING CONDITIONS
PLAN**

DESIGNED BY:	ML
DRAWN BY:	ML
MANAGED BY:	JDR
CHECKED BY:	RDR/JDR
DATE:	04/23/2021
REGISTERED PROFESSIONAL LAND SURVEYOR PRELIMINARY - NOT FOR CONSTRUCTION JANUARY 2005 ROBERT R. RETTIG 027245 REVISIONS: 12/31/22 REVISIONS:	

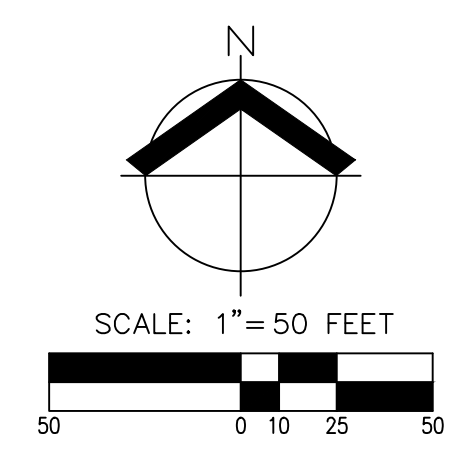
JOB NUMBER
6692-01

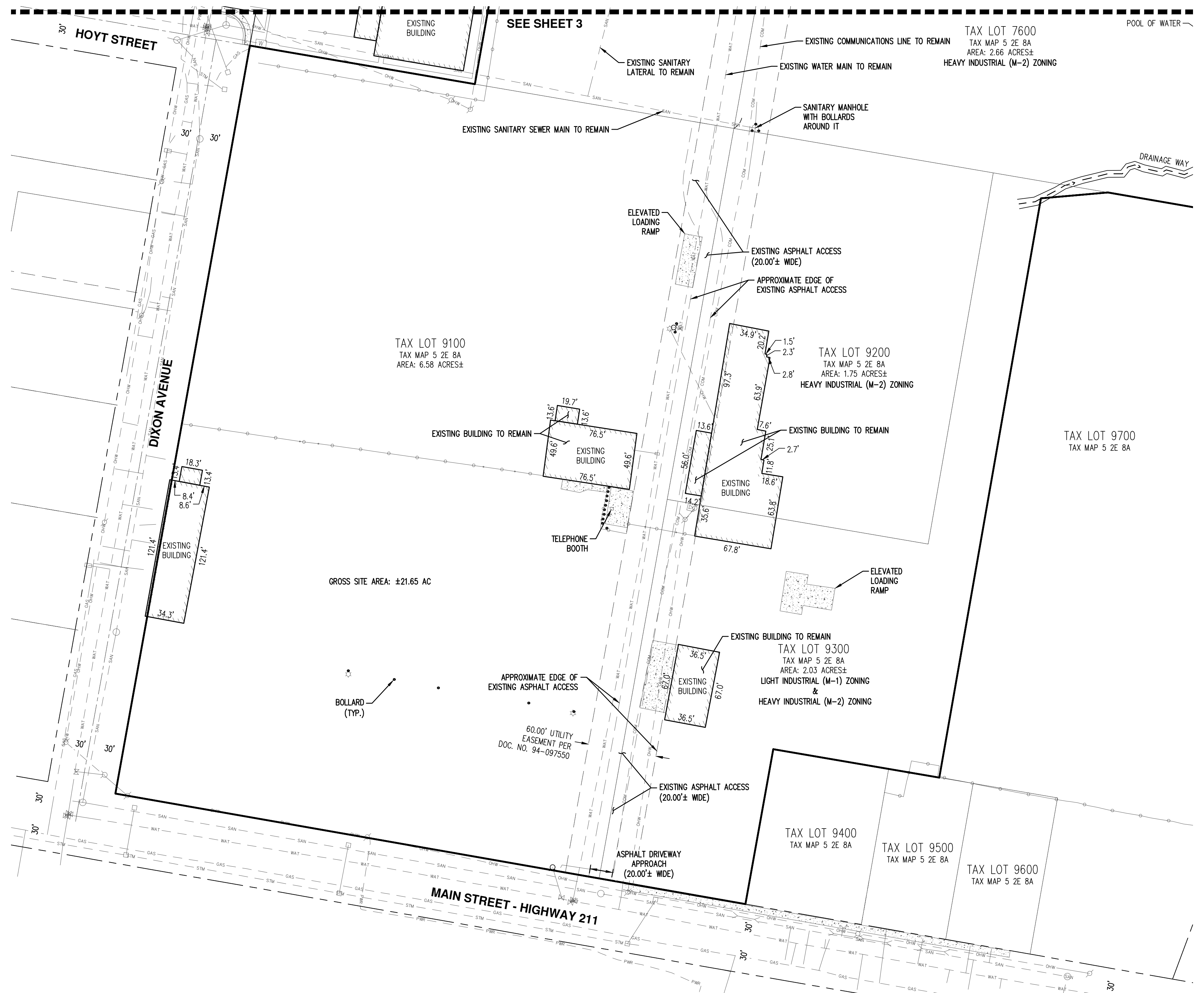
SHEET

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- NOTES:**
- A REPLAT IS NOT PART OF THIS SITE DESIGN REVIEW AND WILL BE REQUIRED AT THE TIME OF FUTURE REDEVELOPMENT.
 - REQUIRED PARKING LOT LANDSCAPED AREA (10% OF THE TOTAL SURFACE AREA OF ALL PARKING AREAS, AS MEASURED AROUND THE PERIMETER OF ALL PARKING SPACES AND MANEUVERING AREAS): 648 SF
 - PER MOLALLA DEVELOPMENT CODE TABLE 17-3.5.030.A UTILIZING "WAREHOUSE AND FREIGHT MOVEMENT" INDUSTRIAL CATEGORY; THE REQUIRED NUMBER OF PARKING SPACES EQUALS 0.5 SPACES PER 1,000 SF OF FLOOR AREA.
 - $(32,474 \text{ SF}/1000) \times 0.5 = 16 \text{ PARKING SPACES}$
 - PER MOLALLA DEVELOPMENT CODE TABLE 2.2.040.E, THE STANDARD SETBACK FOR INDUSTRIAL ZONES IS 0 FEET FOR FRONT, STREET-SIDE, INTERIOR SIDES, AND REAR PROPERTY LINES.
 - ALL BUILDINGS SHOWN ARE TO REMAIN.



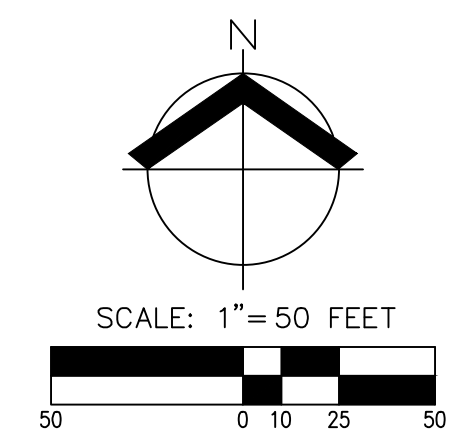


GROSS SITE AREA: ±21.65 AC

BOLLARD (TYP.)

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2. REQUIRED PARKING LOT LANDSCAPED AREA (10% OF THE TOTAL SURFACE AREA OF ALL PARKING AREAS, AS MEASURED AROUND THE PERIMETER OF ALL PARKING SPACES AND MANEUVERING AREAS): 460 SF
3. PER MOLALLA DEVELOPMENT CODE TABLE 17-3.5.030.A UTILIZING "WAREHOUSE AND FREIGHT MOVEMENT" INDUSTRIAL CATEGORY; THE REQUIRED NUMBER OF PARKING SPACES EQUALS 0.5 SPACES PER 1,000 SF OF FLOOR AREA.
 - 3.1. $(22,409 \text{ SF} / 1000) * 0.5 = 11 \text{ PARKING SPACES}$
4. PER MOLALLA DEVELOPMENT CODE TABLE 2.2.040.E, THE STANDARD SETBACK FOR INDUSTRIAL ZONES IS 0 FEET FOR FRONT, STREET-SIDE, INTERIOR SIDES, AND REAR PROPERTY LINES.
5. ALL BUILDINGS SHOWN ARE NOT TO BE REMOVED.



DESIGNED BY: JDR
 DRAWN BY: JDR
 MANAGED BY: JDR
 CHECKED BY: MBH

DATE: 04/23/2021

 RENEWAL DATE: 12/31/22

REVISIONS

JOB NUMBER
6692-01

SHEET
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