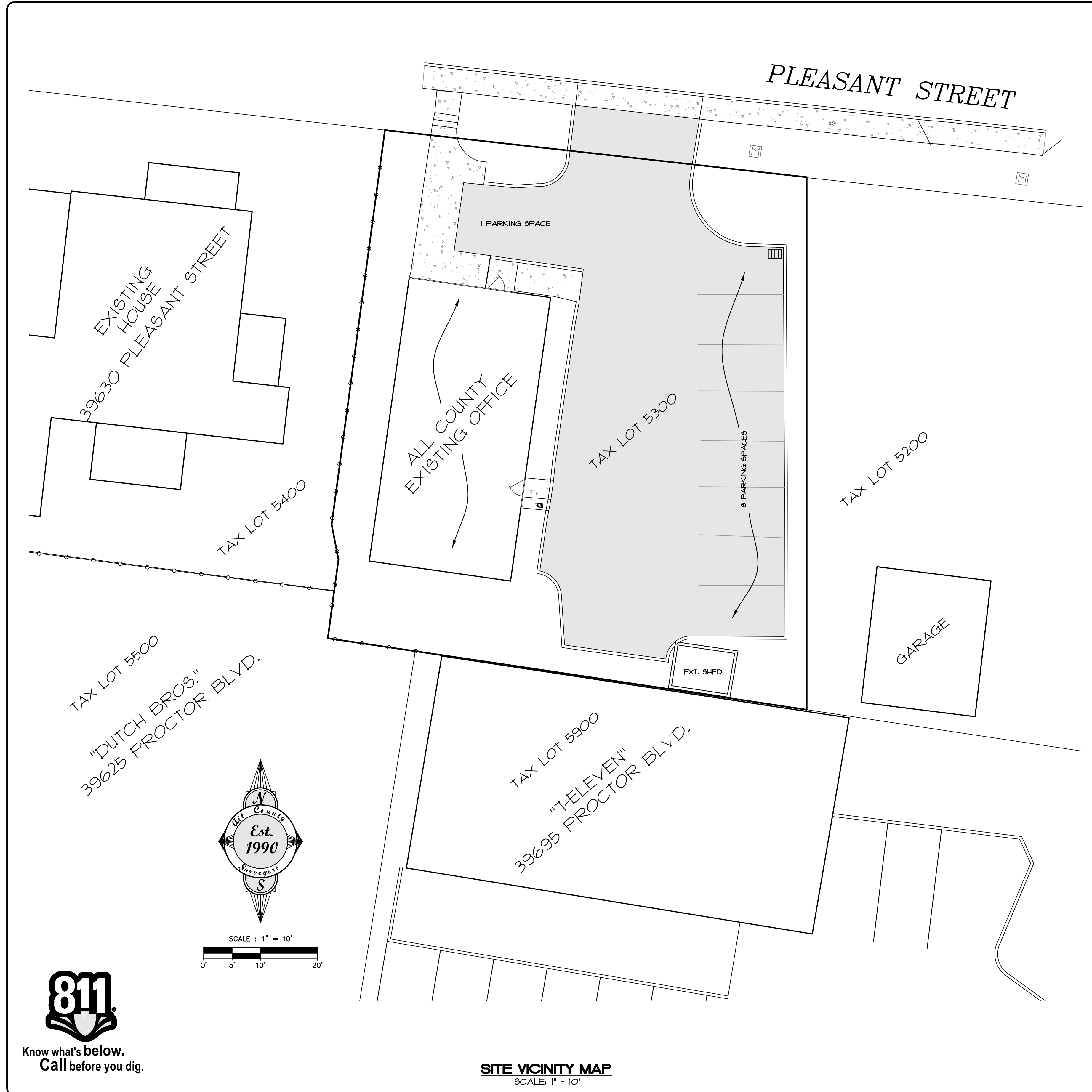


# ALL COUNTY - SITE IMPROVEMENT PLANS

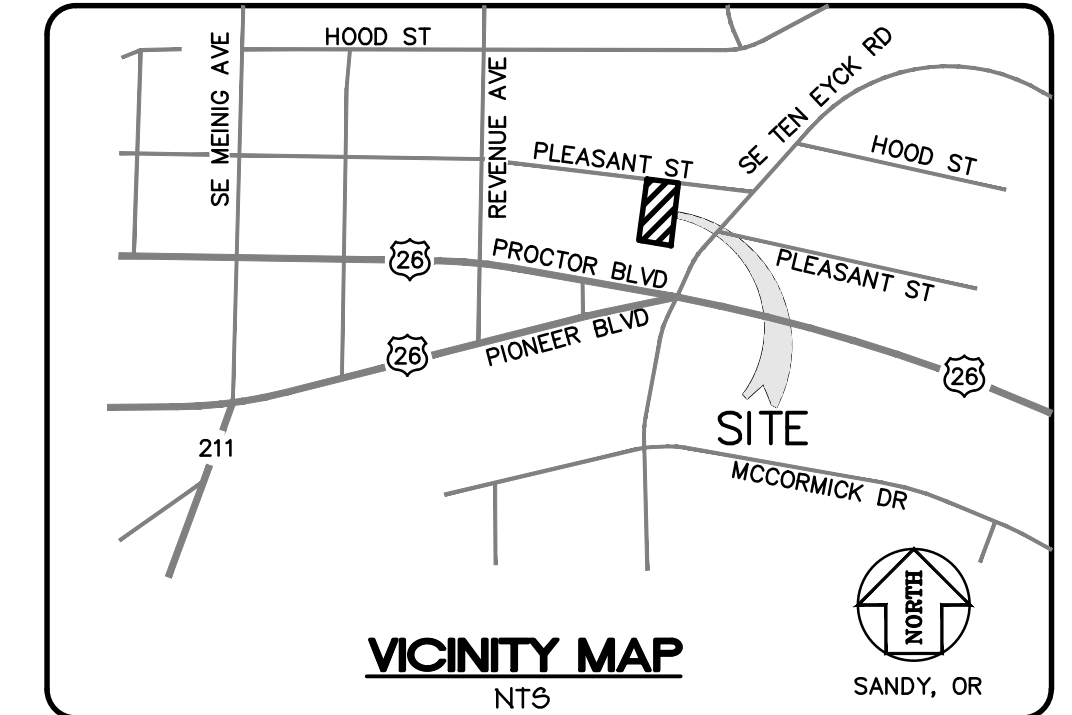
ONSITE ADA IMPROVEMENTS  
CITY OF SANDY, OR  
FEBRUARY, 2024



**SITE VICINITY MAP**  
SCALE: 1" = 10'

**CLIENT**  
ALL COUNTY SURVEYORS  
& PLANNERS, INC.  
PO BOX 955 SANDY, OR 97055  
PHONE: 503-668-3151

**SURVEYOR, PLANNER AND ENGINEER**  
ALL COUNTY SURVEYORS  
& PLANNERS, INC.  
PO BOX 955 SANDY, OR 97055  
PHONE: 503-668-3151



**CONSTRUCTION NOTES**

**GENERAL**

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH UNIFORM PLUMBING CODE, UNIFORM BUILDING CODE AND CITY OF SANDY STANDARDS. CONTRACTOR SHALL PROTECT EXISTING MONUMENTS, BENCH MARKS, PROPERTY CORNERS GOVERNMENT MONUMENTS, AND SURVEY STAKES. REPLACEMENT OF THESE ITEMS SHALL BE AT THE CONTRACTOR'S EXPENSE.

ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND WHEN ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

ROCKS LARGER THAN 12 INCHES IN DIAMETER, ROOTS, BRUSH AND REFUSE OF ANY KIND SHALL BE EXPORTED AND LEGALLY DISPOSED OF BY THE CONTRACTOR, UNLESS OTHERWISE DIRECTED BY THE ENGINEER, AT NO EXTRA COST TO THE OWNER.

CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES PRIOR TO CONSTRUCTION.

AREAS OF CONSTRUCTION SHALL BE STRIPPED BY REMOVING TOPSOIL, HUMUS, AND SOILS NOT SUITABLE FOR COMPACTION. STRIPPED MATERIALS SHALL NOT BE USED FOR ROADWAY EMBANKMENT OR STRUCTURAL FILL. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL. HOWEVER, TOPSOIL MAY BE PLACED AND SPREAD WHERE APPROPRIATE FOR LAWN AREAS.

CONTRACTOR SHALL DO ALL WORK SHOWN ON DRAWINGS AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT IN AN ACCEPTABLE MANNER.

CONTRACTOR AND/OR SUBCONTRACTOR(S) SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.

ALL EXCAVATORS SHALL COMPLY WITH ALL PROVISIONS OF ORS 151541 TO 151561 INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT LEAST 48 BUSINESS DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS BEFORE COMMENCING ANY EXCAVATION. ONE CALL LOCATE NUMBER IS 246-6699.

ATTENTION: OREGON LAW REQUIRES THE CONTRACTOR TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 852-001-0010 THROUGH OAR 852-001-0020. COPIES OF THE RULES MAY BE OBTAINED BY CALLING THE CENTER. (OREGON UTILITY NOTIFICATION CENTER - (503) 232-1811) ANY NEW ELECTRICAL UTILITIES (PHONE, POWER AND CATV) SHALL BE INSTALLED UNDERGROUND.

THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY ERRORS OR OMISSIONS OR DISCREPANCIES IN THE PLANS. WHEN ERRORS, OMISSIONS OR DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED. WORK PERFORMED BY THE CONTRACTOR AS A RESULT OF AN ERROR, OMISSION OR DISCREPANCY IN THE PLANS SHALL BE AT THE CONTRACTOR'S RISK WHEN SUCH ERROR, OMISSION OR DISCREPANCY HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER.

**SHEET INDEX**

C1 - COVER SHEET AND NOTES  
C2 - SITE PLAN

**NOTES**

- THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY ALL COUNTY SURVEYORS AND PLANNERS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS. 2) UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
- UNDERGROUND UTILITY LOCATIONS MUST BE POTHOLED AND VERIFIED PRIOR TO CONSTRUCTION.
- SOME FEATURES ON THIS MAP MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- THE ELEVATION DATUM IS ASSUMED WITH A BUILDING FINISHED FLOOR ELEVATION OF 100.00'



**EXISTING BUILDING BEFORE REMODEL**

BY: _____	REVISION: _____	SHEET: <b>C1</b>
DATE: _____	NO. _____	OF <b>2</b>
DESIGNED: RLM	DRAWN: RLM	CHECKED: DC
APPROVED: RLM		

PROFESSIONAL SURVEYOR & PLANNER  
STATE OF OREGON  
No. 12345  
RENEWAL DATE: 12/31/2024

SCALE: N/A	VERT: N/A	LEGAL: _____
HORIZ: 1"=5'	DATE: 2-15-24	TWP: _____
FILE: 23-069 - Office.dwg		RANGE: _____
		SECTION: 13A
		2S
		4E

PROJECT: **ALL COUNTY SITE IMPROVEMENT PLANS**

COVER SHEET AND NOTES

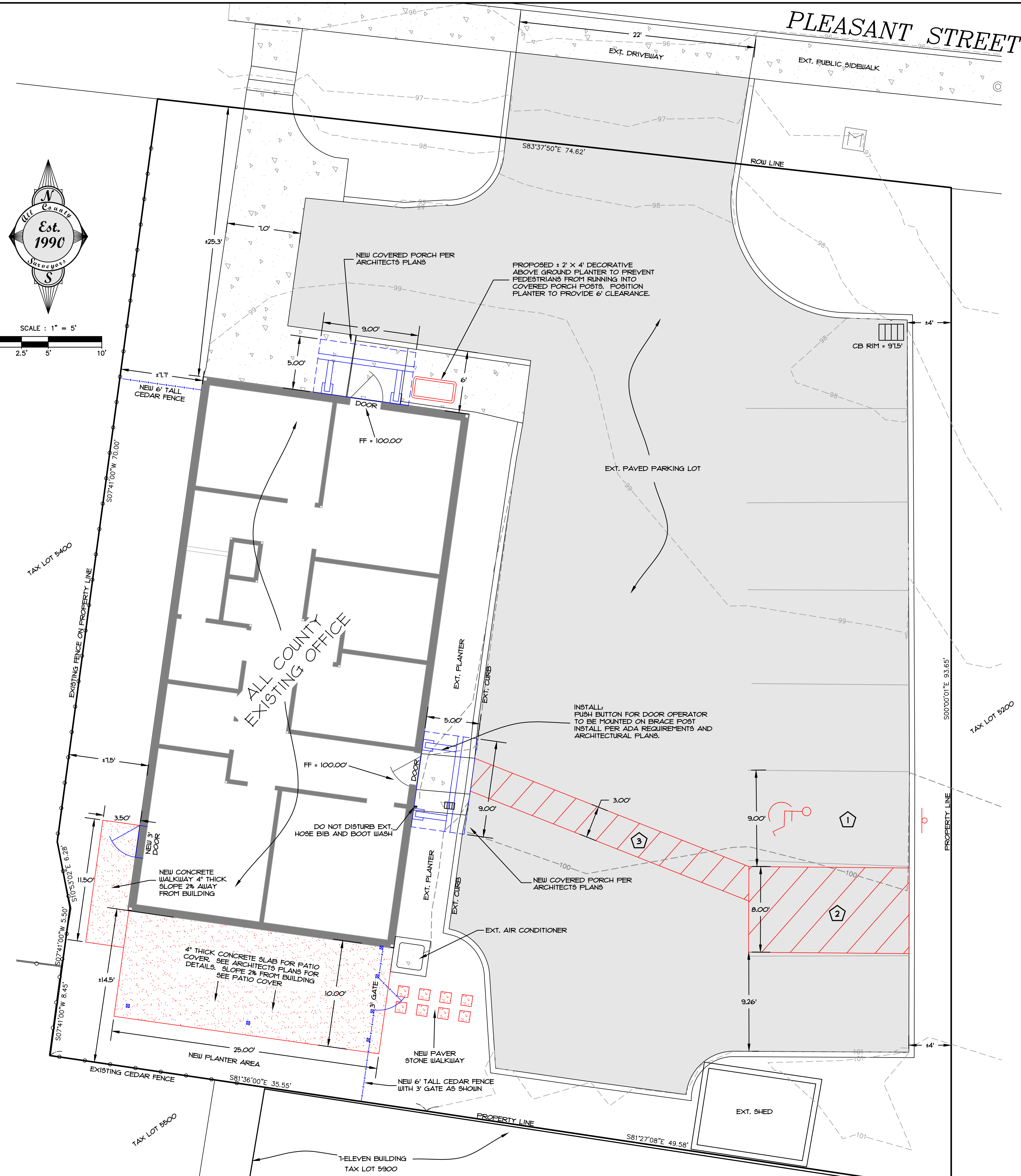
LOCATION: **39660 SE PLEASANT STREET, SANDY, OREGON**

**ALL COUNTY**  
SURVEYING | PLANNING | ENGINEERING  
ALL COUNTY SURVEYORS & PLANNERS, INC.  
CONTACT: ANDREW PELES  
PO BOX 955 SANDY, OR 97055  
PHONE: 503.668.3151

DATE OF PLOT: 2-15-24

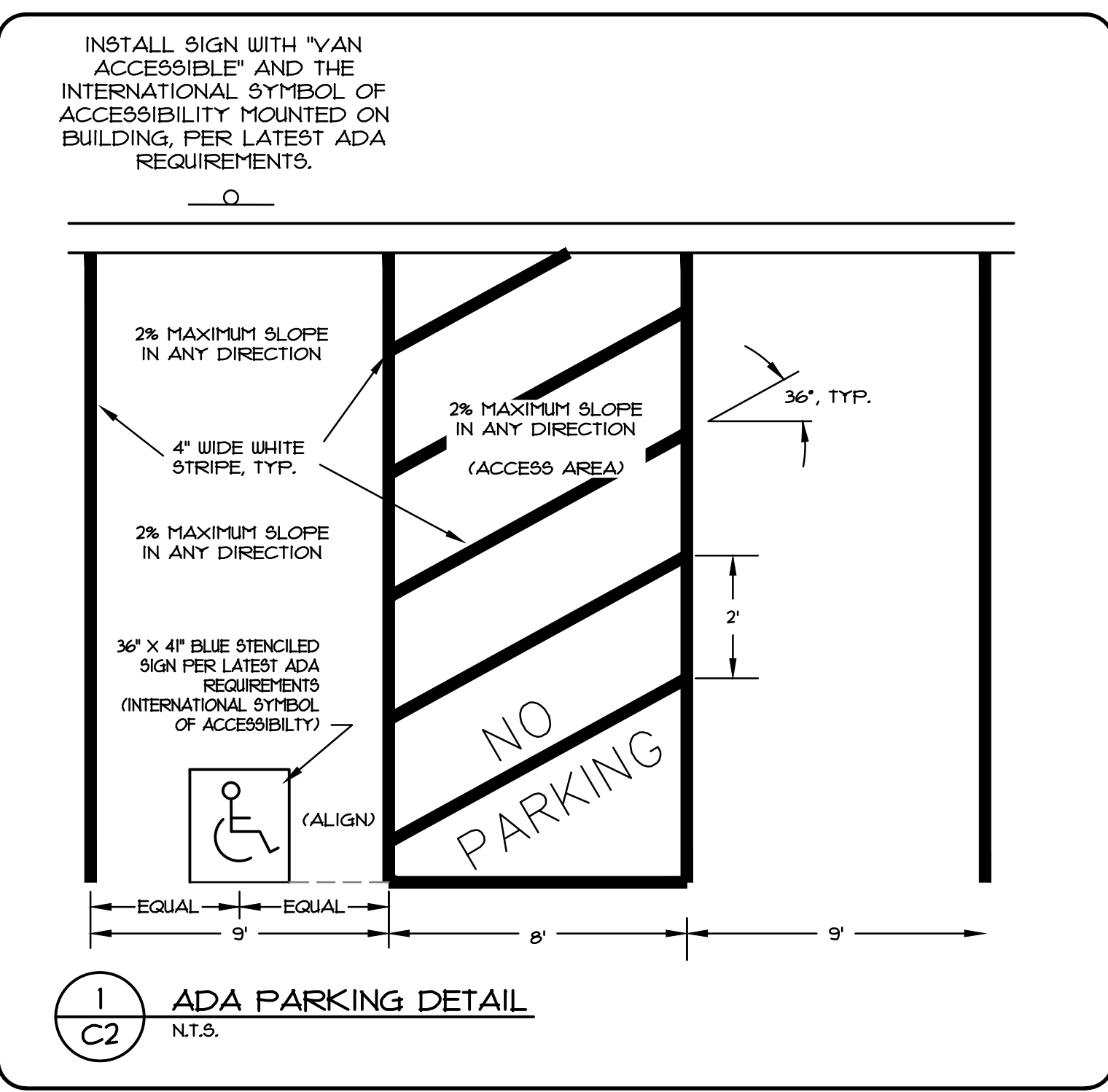


SCALE: 1" = 5'



LEGEND	
	(E) PROPERTY LINE
	(E) LOT LINE
	(E) 5' GROUND CONTOUR
	(E) 1' GROUND CONTOUR
	(E) BUILDING WALL
	(E) AC PAVEMENT
	(E) SIDEWALK/CONCRETE
	(E) CURB
	(E) CATCH BASIN
	(E) WATER METER

- CONSTRUCTION KEY NOTES**
- ADA PARKING STALL W/ PAINTED PARKING SYMBOL AND SIGNS. INSTALL 4" WIDE "WHITE" PAINTED STRIPES AT 36 DEGREE ANGLE. CONFIRM WITH MOST CURRENT ADA REQUIREMENTS AND DETAIL 1 BELOW.
  - 8' x 20' ADA UNLOADING SPACE.
  - STRIPES 4" WIDE ADA ACCESS ROUTE AS SHOWN WITH 4" WIDE "WHITE" PAINTED STRIPES AT 36 DEGREE ANGLE.



PROJECT: <b>ALL COUNTY SITE IMPROVEMENT PLANS</b>		LOCATION: <b>39660 SE PLEASANT STREET, SANDY, OREGON</b>	
SCALE: N/A		DATE: 2-15-24	
DATE: 2-15-24		FILE: 23-069 - Office.dwg	
VERT. N/A	HORIZ. 1"=5'	LEGAL	RANGE
SECTION	TWP.	RANGE	2S
13A			4E

DATE	NO.	REVISION	BY

DESIGNED: RLM	CHECKED: DC	APPROVED: RLM
DRAWN: RLM		

RENEWAL DATE: 12/31/2024

**ALL COUNTY SURVEYORS & PLANNERS, INC.**  
 SURVEYING | PLANNING | ENGINEERING  
 10000 WOODBURN PE, PLS  
 10000 WOODBURN PE, PLS  
 PHONE: 503.668.3151 OR 9705  
 PHONE: 503.668.3151

DATE OF PLOT: 2-15-24

SHEET **C2** OF **2**