

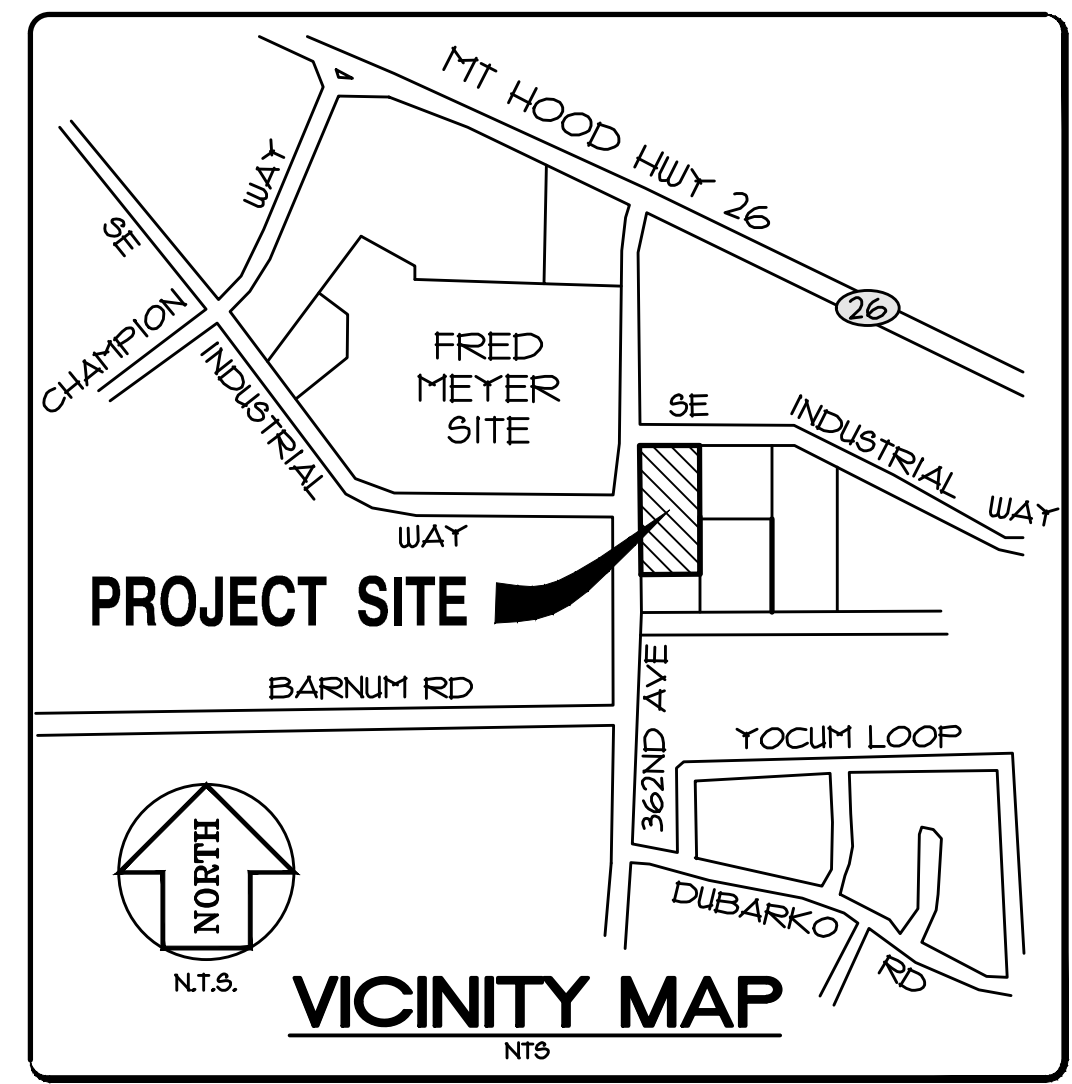
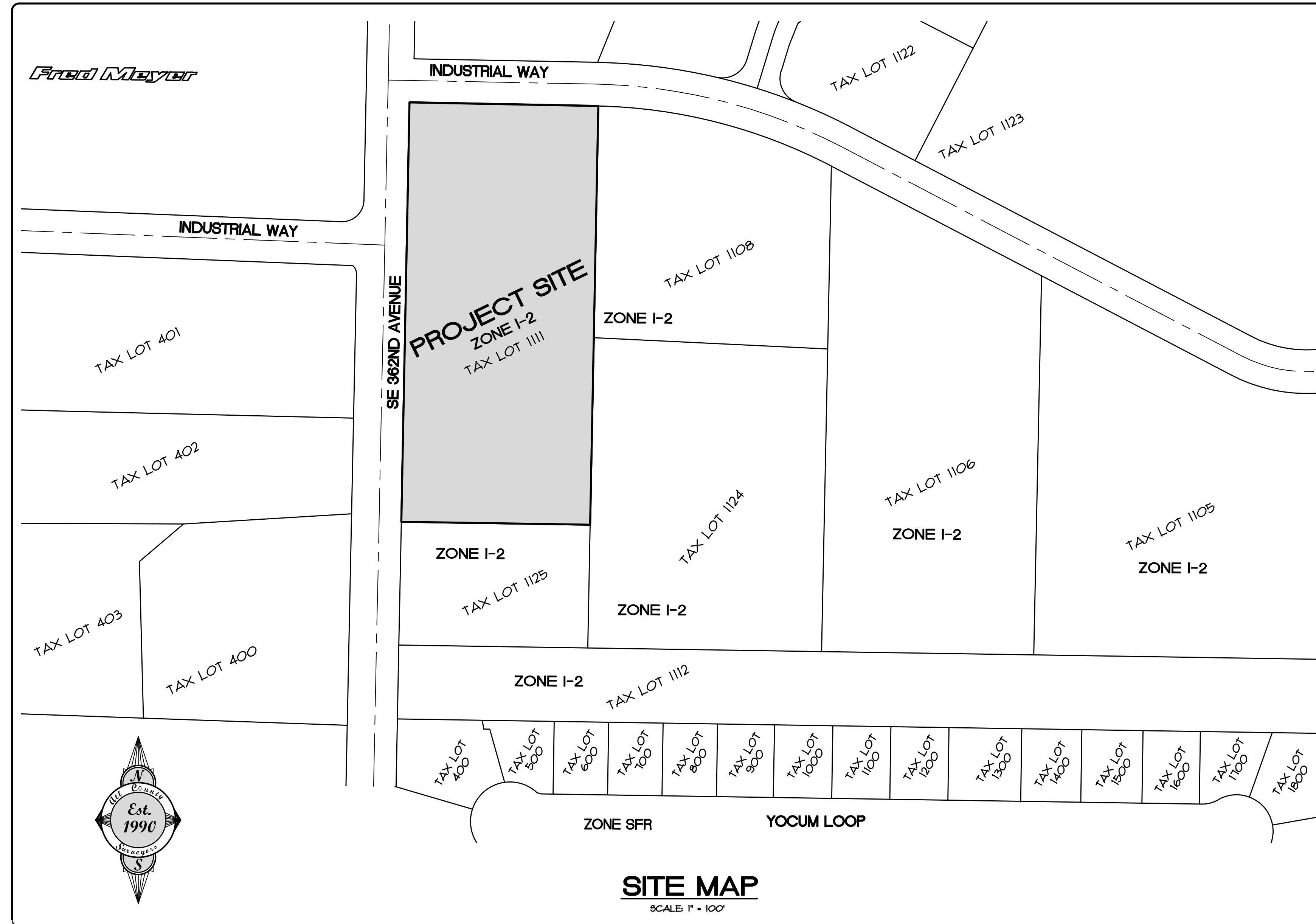
# JOHNSON RV

## RV STAGING, BUILDING AND UTILITY PLANNING

JULY, 2022

### LEGEND

	EXISTING CONCRETE
	EXISTING PAVEMENT
	EXISTING CURB
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING STORM LINE
	EXISTING SANITARY LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING POWER LINE
	EXISTING GROUND CONTOUR
	PROPERTY LINE
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SIGN
	EXISTING POWER/PHONE RISER
	EXISTING GAS VALVE
	EXISTING MAILBOX
	SURVEY CONTROL POINT
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	EXISTING LIGHT
	PROPOSED STORM LINE
	PROPOSED CATCH BASIN
	PROPOSED SEDIMENT FENCE
	PROPOSED CURB
	PROPOSED GROUND CONTOUR
	PROPOSED AC PAVING
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED POWER LINE
	PROPOSED LIGHT POLE



### UTILITY CONTACTS

POTENTIAL UNDERGROUND FACILITY OWNERS  
"ONE CALL" UTILITIES NOTIFICATION CENTER 800-332-2344

PG&E, ELECTRICITY, CARL WATERS	503-669-5271
NW NATURAL GAS, GAS, SCOTT PALMER	503-726-4211
QUEST, TELEPHONE, RICK JANSEN	503-242-6064
PARAGON CABLE TV	503-661-9390
CITY OF SANDY	503-668-5533
FIRE DISTRICT	503-663-4638

### SHEET INDEX

- COVER SHEET AND NOTES
- EXISTING CONDITIONS PLAN
- SITE PLAN
- UTILITY PLAN
- GRADING/EROSION CONTROL PLAN

### LANDSCAPE AREA TABLE

TOTAL SITE AREA = 150,091 SF (3.45 AC)
15% LANDSCAPING = 22,514 SF
LANDSCAPING PROPOSED = 23,585 SF (15.71%)

### PARKING TABLE

EXISTING PARKING SPACES	11 - STANDARD SPACES	2 - ADA SPACES
PROPOSED PARKING UNDER THIS APPLICATION	19 - STANDARD SPACES	
<b>TOTAL PARKING PROPOSED FOR THE SITE = 32 SPACES</b>		

### SITE INFORMATION:

**BUILDING SITE:**  
OWNER: JOHNSON RV  
ADDRESS: 16800 362ND DRIVE, SANDY OR  
TAX LOT 1111, MAP 23-4E-14  
AREA: 150,091 SF (3.45 AC)  
ZONING: I-2 (LIGHT INDUSTRIAL)

### PROJECT TEAM:

**CLIENT**  
JOHNSON RV  
ATTN: ROBERT MURRAY  
16800 SE 362ND AVE.,  
SANDY, OR 97055  
503-102-6580

**ENGINEER/SURVEYOR**  
ALL COUNTY SURVEYORS & PLANNERS, INC.  
ATTN: RAY MOORE, PE, PLS  
PO BOX 955  
SANDY, OR 97055  
PHONE: (503) 668-3151

**PLANNER**  
TRACY BROWN PLANNING CONSULTANTS, LLC  
ATTN: TRACY BROWN  
17015 FIR DRIVE  
SANDY, OR 97055  
PHONE: (503) 781-0453

**ARCHITECT**  
KEYSTONE ARCHITECTURE  
ATTN: BLAINE SKOUHEDDE  
12020 SE IDLEMAN RD.  
PORTLAND, OR 97266-6854  
PHONE: (503) 761-1362

**TRAFFIC ENGINEER**  
ARD ENGINEERING  
ATTN: MICHAEL ARD, PE  
PORTLAND, OR 97204  
EMAIL: mike.ard@gmail.com

**LANDSCAPE ARCHITECT**  
MEARS DESIGN GROUP, LLC  
ATTN: TROY MEARS  
PO BOX 23338  
PORTLAND, OR 97281  
PHONE: (503) 601-4516

BY: _____	REVISION: _____	SHEET: <b>1</b>
DATE: _____	NO. _____	OF: <b>6</b>
DESIGNED: LKF	CHECKED: DLH	APPROVED: RLH
DRAWN: LKF	CHECKED: DLH	APPROVED: RLH
RENEWAL DATE: 12/31/2022		

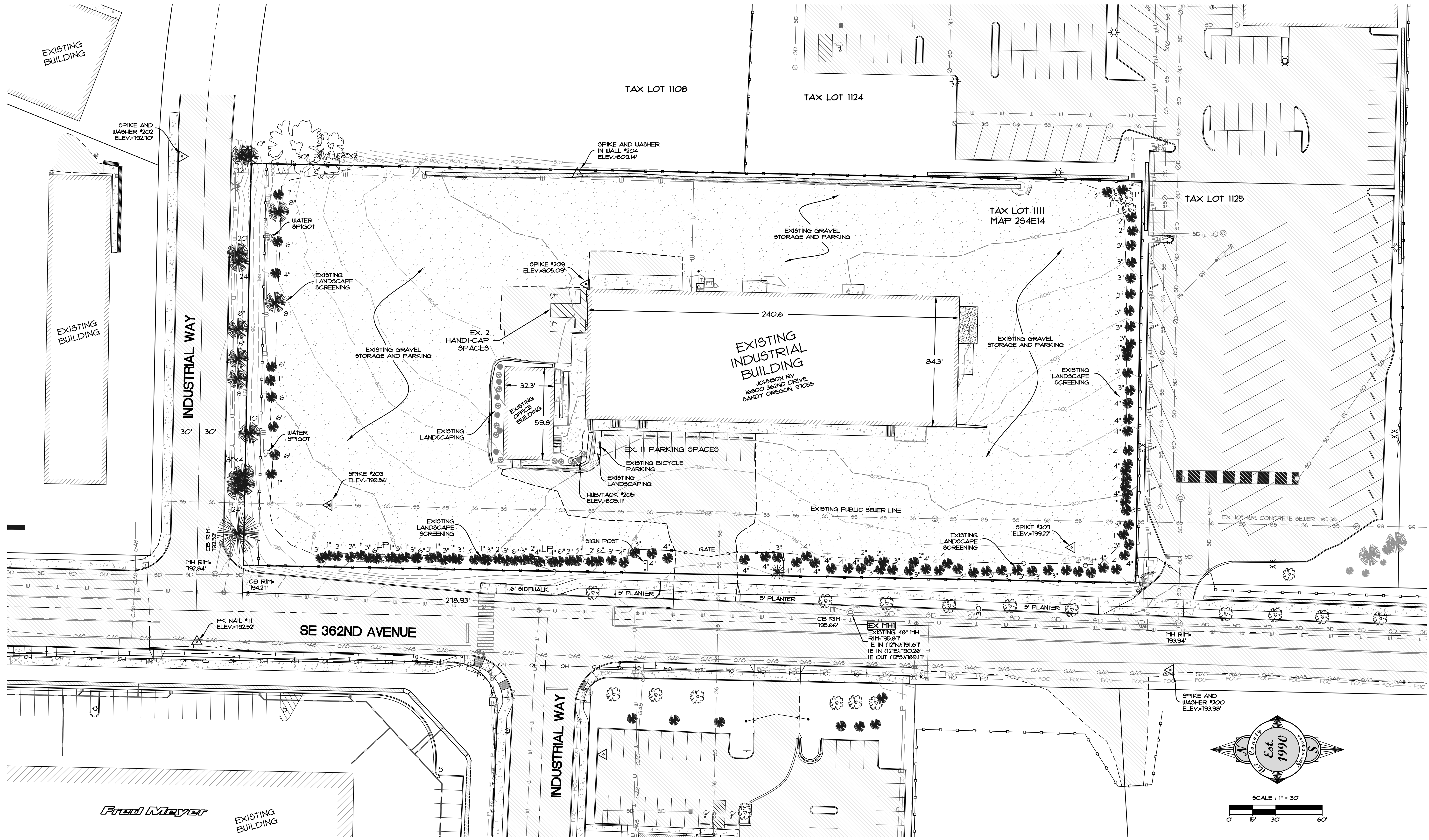
SCALE: N/A	VERT: N/A	LEGAL: _____
HORIZ: 1"=100'	DATE: 08-30-22	TWP: _____
FILE: 21-37B-PLANNING.dwg	SECTION: _____	RANGE: _____
	SECTION: 14	25
		4E

**JOHNSON RV**  
RV STAGING, BUILDING AND UTILITY PLANS  
COVER SHEET AND NOTES  
SE INDUSTRIAL WAY AND SE 362ND, SANDY, OR 97055

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

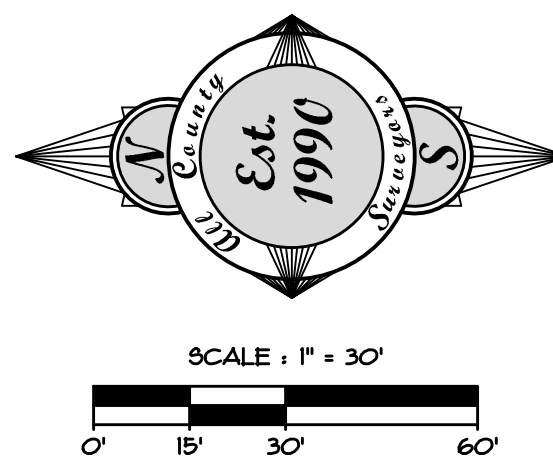
**JOHNSON RV**  
ROBERT MURRAY  
16800 SE 362ND AVE.,  
SANDY, OR 97055  
503-102-6580





**EXISTING CONDITIONS PLAN**

SCALE: 1" = 30'



DATE	NO.	REVISION	BY
			SHEET <b>2</b> OF <b>5</b>
DESIGNED:	LKF		
DRAWN:	LKF		
CHECKED:	DLH		
APPROVED:	RLM		
RENEWAL DATE: 12/31/2022			

SCALE	VERT. N/A	HORIZ. 1"=30'
DATE:	08-30-22	
FILE:	21-378-PLANNING.dwg	
SECTION	TWP.	RANGE
14	2S	4E

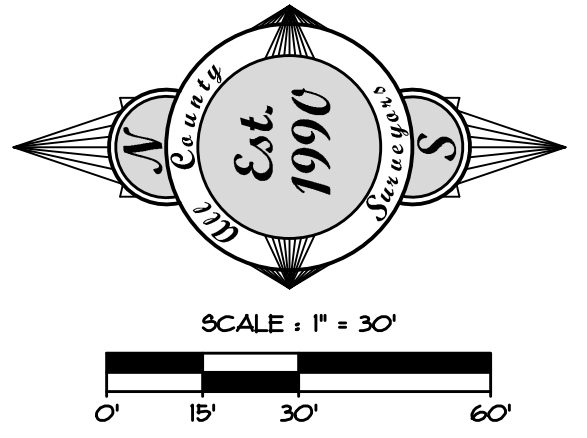
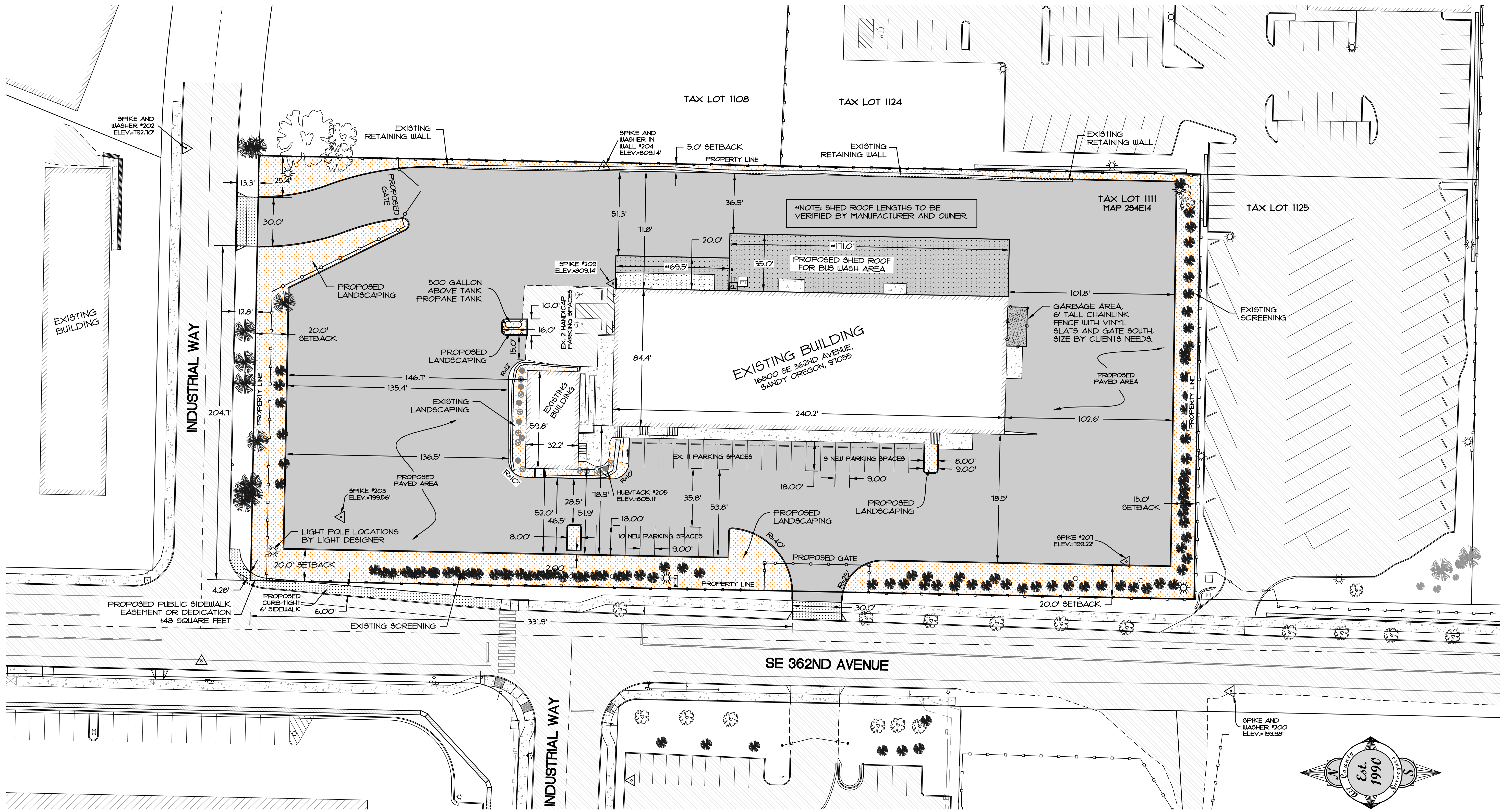
**JOHNSON RV**  
 RV STAGING, BUILDING AND UTILITY PLANS  
 EXISTING CONDITIONS PLAN  
 LOCATION: SE INDUSTRIAL WAY AND SE 362ND, SANDY, OR 97055

**Surveyors & Planners, Inc.**  
 Surveying, Planning and  
 Civil Engineering  
 P.O. Box 953 Sandy, OR 97055  
 Phone: (503) 668-4721  
 Fax: (503) 668-4720

CLIENT:  
**JOHNSON RV**  
 ROBERT MURRAY  
 16800 SE 362ND AVE.,  
 SANDY, OR 97055  
 503-102-6580

*Fred Meyer*

EXISTING BUILDING



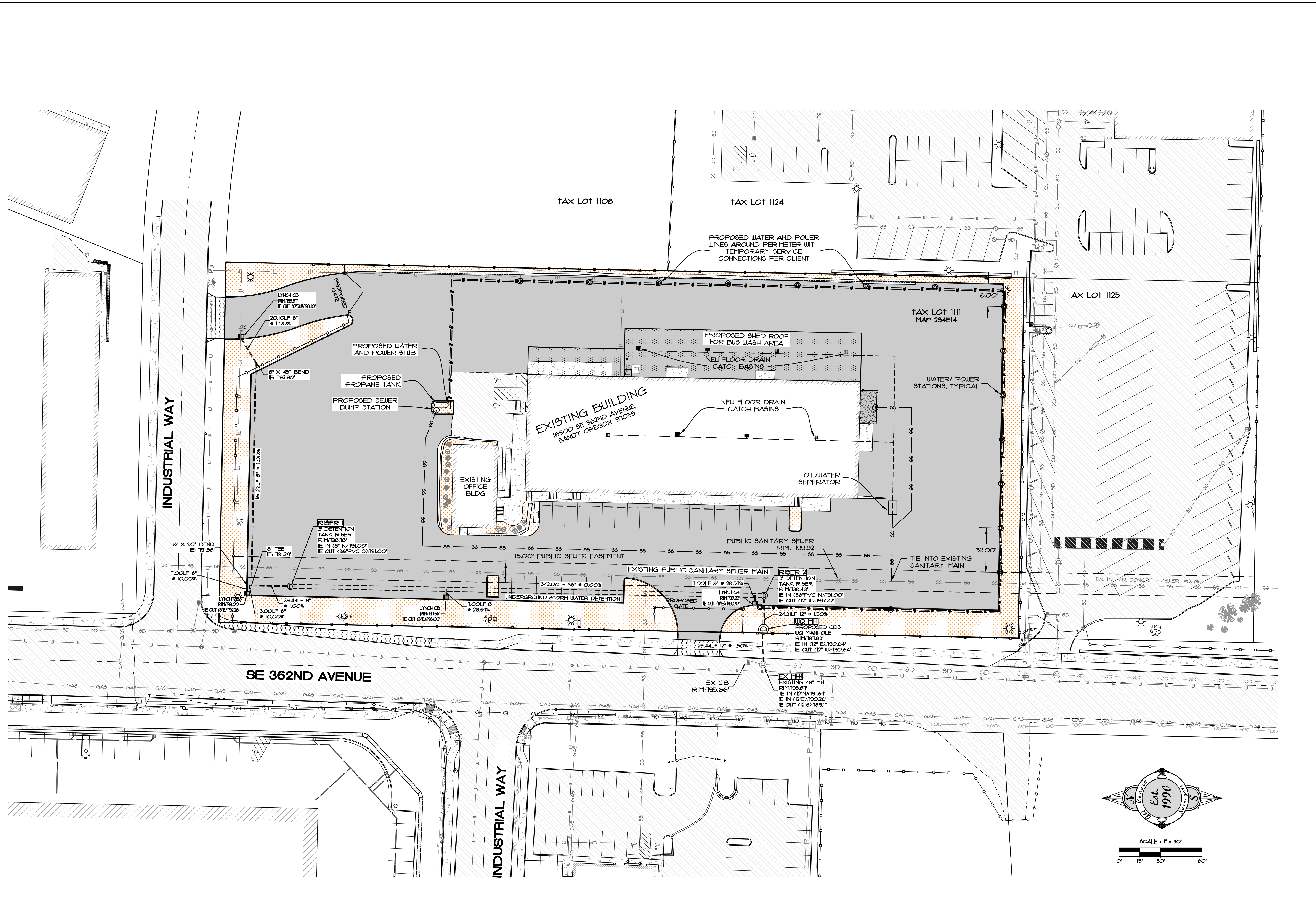
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			SHEET <b>3</b> OF <b>5</b>
DESIGNED:	LKF	CHECKED:	DLH
DRAWN:	LKF	APPROVED:	RLM
FILE:	21-378-PLANNING.dwg	RENEWAL DATE:	12/3

SCALE	VERT.	N/A	LEGAL	SECTION	TWP.	RANGE	25	14	25	4E
HORIZ.	1"=30'	DATE:	08-30-22	FILE:	21-378-PLANNING.dwg	SECTION	14	25	4E	

**JOHNSON RV**  
 RV STAGING, BUILDING AND UTILITY PLANS  
 PROPOSED SITE PLAN  
 SE INDUSTRIAL WAY AND SE 362ND, SANDY, OR 97055

**Survivors & Planners, Inc.**  
 Surveying, Planning and  
 Civil Engineering  
 P.O. Box 955 Sandy, OR 97055  
 Phone: (503) 668-4731  
 Fax: (503) 668-4730  
 DATE OF PLOT: 08-30-22

**JOHNSON RV**  
 ROBERT MURRAY  
 16800 SE 362ND AVE.,  
 SANDY, OR 97055  
 503-102-6580



DATE	NO.	REVISION	BY	SHEET
				4
				5
DESIGNED:	LKF			
DRAWN:	LKF			
CHECKED:	DLH			
APPROVED:	RLM			

SCALE	VERT. N/A	HORIZ. 1"=30'
DATE:	08-30-22	FILE: 21-378-PLANNING.dwg
SECTION	TWP. 25	RANGE 14
SECTION	14	25
SECTION	14	25
SECTION	14	25

**JOHNSON RV**  
 RV STAGING, BUILDING AND UTILITY PLANS  
 UTILITY PLAN

PROJECT: SE INDUSTRIAL WAY AND SE 362ND, SANDY, OR 97055

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 Phone: (503) 668-4731  
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 503-102-6590

