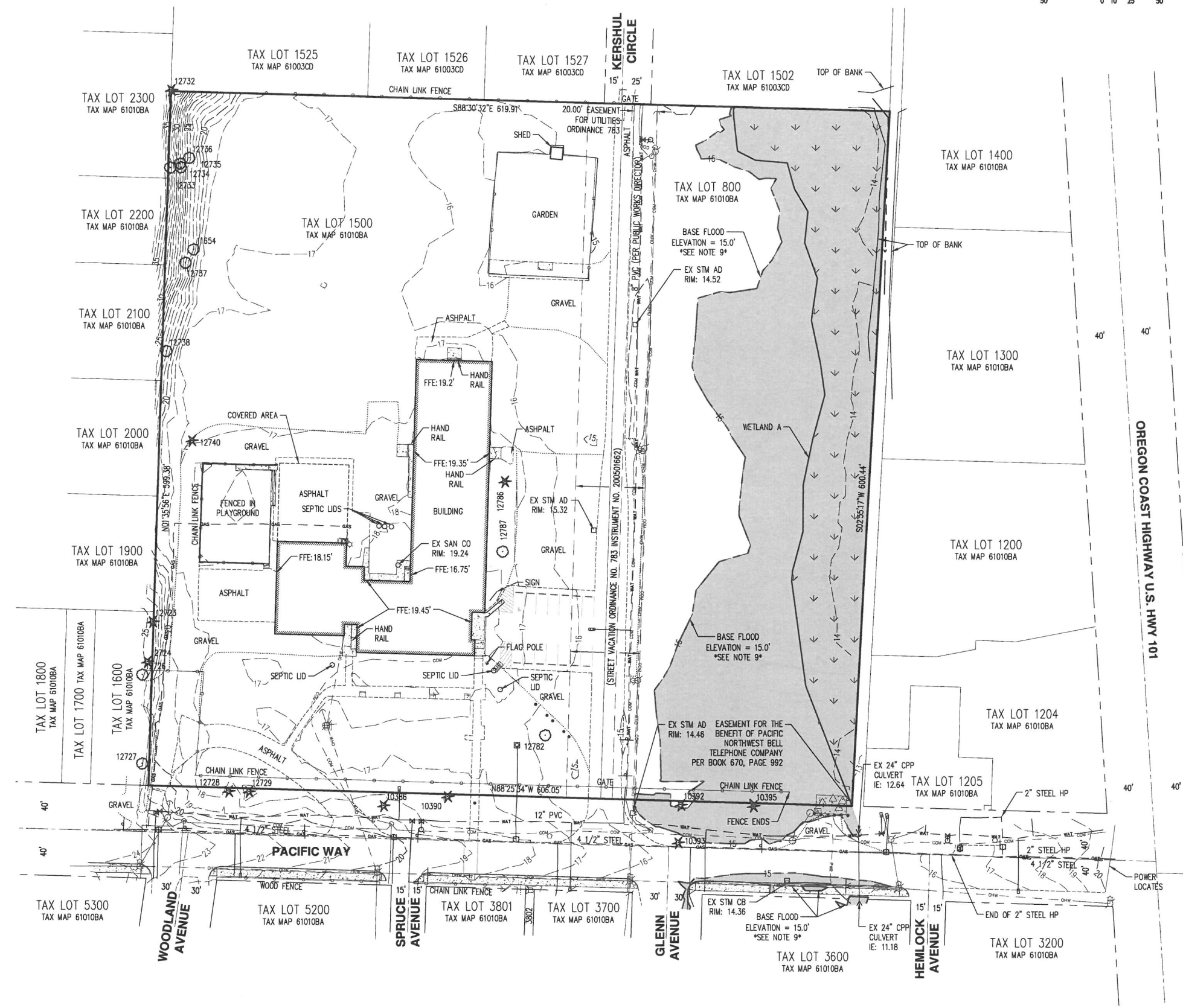


LEGEND

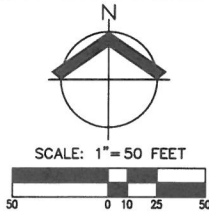
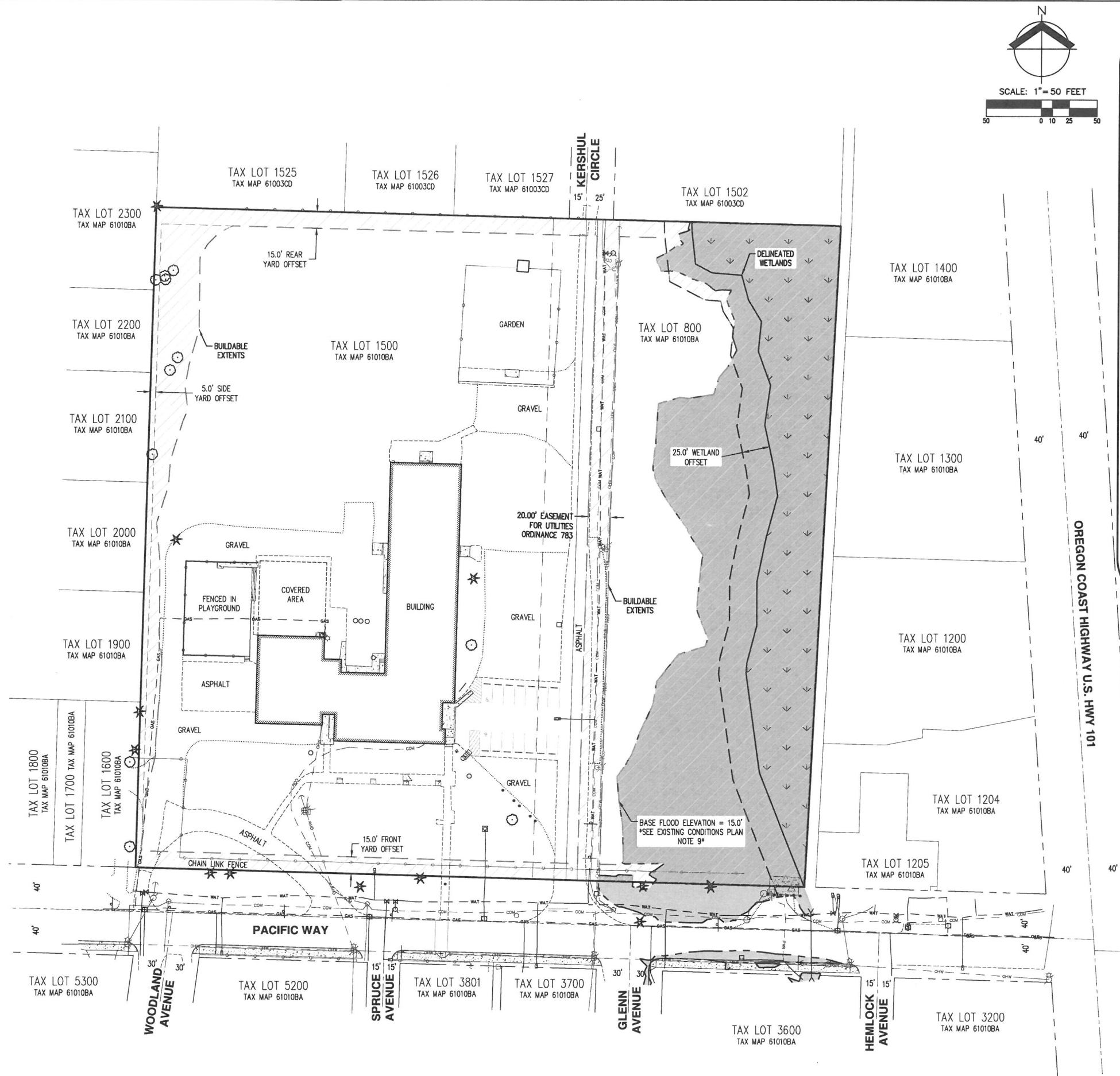
<u>EXISTING</u>		<u>EXISTING</u>
DECIDUOUS TREE		STORM DRAIN CLEAN OUT 
CONIFEROUS TREE		STORM DRAIN CATCH BASIN 
FIRE HYDRANT		STORM DRAIN AREA DRAIN 
WATER BLOWOFF		STORM DRAIN MANHOLE 
WATER METER		GAS METER 
WATER VALVE		GAS VALVE 
DOUBLE CHECK VALVE		GUY WIRE ANCHOR 
AIR RELEASE VALVE		UTILITY POLE 
SANITARY SEWER CLEAN OUT		POWER VAULT 
SANITARY SEWER MANHOLE		POWER JUNCTION BOX 
SIGN		POWER PEDESTAL 
STREET LIGHT		COMMUNICATIONS VAULT 
MAILBOX		COMMUNICATIONS JUNCTION BOX 
		COMMUNICATIONS RISER 
<u>EXISTING</u>		
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM DRAIN LINE		
SANITARY SEWER LINE		
WATER LINE		

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10386	CONIFEROUS	43
10390	CONIFEROUS	24
10392	CONIFEROUS	39
10393	CONIFEROUS	25
10395	CONIFEROUS	26
11654	DECIDUOUS	10,12,13,20
12723	CONIFEROUS	6,6
12724	CONIFEROUS	16
12726	DECIDUOUS	11,14,19
12727	DECIDUOUS	19,22
12728	CONIFEROUS	40
12729	CONIFEROUS	36
12732	CONIFEROUS	19
12733	DECIDUOUS	7
12734	DECIDUOUS	8,9
12735	DECIDUOUS	6
12736	DECIDUOUS	7,8
12737	DECIDUOUS	6
12738	DECIDUOUS	6
12740	CONIFEROUS	12
12782	DECIDUOUS	8
12786	CONIFEROUS	23
12787	DECIDUOUS	15,15

NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 21063878, 21063880, 21077042. 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 MARCH 16-18, 2021, JUNE 2022 AND SEPTEMBER 29, 2022.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK NO. SC1036, LOCATED AT THE INTERSECTION OF U.S. HWY. 101 AND PACIFIC WAY. ELEVATION = 23.28 FEET (NAVD 88).
4. HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83(2011) EPOCH 2010.0000 BY HOLDING A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 0.9999905336 AT A CALCULATED CENTRAL PROJECT POINT WITH GRID VALUES OF (NORTH:878362.474 EAST:7334983.726). THE MERIDIAN CONVERGENCE ANGLE AT THE CALCULATED CENTRAL POINT IS -2°25'17". THE STATE PLANE COORDINATES WERE DERIVED FROM THE ORGN NETWORK.
5. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
6. CONTOUR INTERVAL IS 1 FOOT.
7. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
8. FINISHED FLOOR ELEVATIONS (FFE) SHOWN WERE MEASURED AT THE DOORS ON THE BUILDING.
9. THE BASE FLOOD ELEVATION IS 15.0 FEET (NAVD 88) PER FEMA FIRM 41007C0368F WITH AN EFFECTIVE DATE OF JUNE 20, 2018. DETAILED MAPPING HAS NOT BEEN DONE FOR ELEVATIONS LOWER THAN THE BASE FLOOD ELEVATION DEPICTED BY THE SHADED AREA SHOWN.
10. THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES ARE APPROXIMATE.
11. TAX LOTS 800 AND 1500 ARE LOCATED IN A "SMALL" SCENARIO DESCRIBED IN TSUNAMI INUNDATION MAP CLAT-08 WITH A DATE OF 06/11/2013 PUBLISHED BY THE OREGON DEPARTMENT OF GEOLOGY AND MINERAL INDUSTRIES (DOGAMI). ACCORDING TO THE NVS TSUNAMI EVACUATIONS ZONES INTERACTIVE MAP (NVS.NAHNOS.ORG/TSUNAMIEVAC) TAX LOTS 800 & 1500 ARE CLASSIFIED AS IN A "LOCAL & DISTANT EARTHQUAKE AND TSUNAMI" REGION.
9. WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON JUNE 22, 2022 AND WERE PROFESSIONALLY SURESTED BY AKS ON JUNE 28, 2022.

AKS DRAWING FILE: 8618 BUILDABLE LANDS.DWG | LAYOUT: FIG



LEGEND

EXISTING		EXISTING	
DECIDUOUS TREE		STORM DRAIN CLEAN OUT	
CONIFEROUS TREE		STORM DRAIN CATCH BASIN	
FIRE HYDRANT		STORM DRAIN AREA DRAIN	
WATER BLOWOFF		STORM DRAIN MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	
EXISTING			
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
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EDGE OF PAVEMENT			
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GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM DRAIN LINE			
SANITARY SEWER LINE			
WATER LINE			

SITE SUMMARY:

EXISTING BUILDING:	24,316 SQFT	/	0.56 AC
EXISTING FLOODPLAIN:	81,160 SQFT	/	1.86 AC
EXISTING WETLANDS:	34,173 SQFT	/	0.79 AC
GROSS BUILDABLE AREA:	246,945 SQFT	/	5.67 AC
TOTAL SITE:	367,675 SQFT	/	8.44 AC

BUILDABLE AREA SUMMARY:

TOTAL SITE:	367,675 SQFT	/	8.44 AC
EXISTING BUILDING:	24,316 SQFT	/	0.56 AC
TOTAL WETLAND AREA:	34,173 SQFT	/	0.79 AC
WETLAND BUFFER AREA:	16,395 SQFT	/	0.38 AC
*FLOODPLAIN AREA:	32,087 SQFT	/	0.74 AC
EASEMENT AREA:	11,997 SQFT	/	0.28 AC
*NORTHERN OFFSET:	6,595 SQFT	/	0.15 AC
*SOUTHERN OFFSET:	6,579 SQFT	/	0.15 AC
*WESTERN OFFSET:	2,849 SQFT	/	0.07 AC
*AREA OF STEEP SLOPES:	10,055 SQFT	/	0.23 AC
NET BUILDABLE AREA:	222,629 SQFT	/	5.11 AC

*AREA VALUES ARE EXCLUSIVE OF ADJACENT OR OVERLAPPING AREAS TO ALLOW FOR SUMMARY CALCULATIONS.

AKS

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12965 SW HERMAN RD, STE 100
DAVENPORT, OR 97062
503.663.8151
WWW.AKS-ENG.COM

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

1002 PACIFIC WAY

GEARHART

TAX LOTS 800 & 1500

BUILDABLE LANDS

FIGURE

DESIGNED BY: TRJ

DRAWN BY: TRJ

MANAGED BY: TRJ

CHECKED BY: BGC

DATE: 11/30/2022

REVISIONS

JOB NUMBER

8618

SHEET

FIG1