

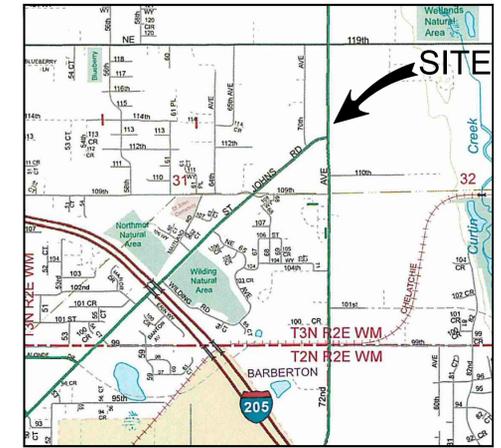
# 72nd Ave. Self Storage Site Plan

Located in the NW 1/4 of Section 32, T3N, R2E, W.M.  
Clark County, Washington

## OWNER/APPLICANT INFORMATION:

**Applicant/Owner:**  
John Kwon  
1310 NE 148th PI  
Vancouver, WA 98684  
Ph. (360) 771-5513  
e-mail: johnuai@hotmail.com

**Project Engineer / Contact:**  
PLS Engineering  
Andrew Gunther  
604 W. Evergreen Blvd.  
Vancouver, WA 98663  
Ph. (360) 944-6519  
Fax (360) 944-6539  
e-mail: andrew@plsengineering.com



VICINITY MAP  
NOT TO SCALE

## GENERAL INFORMATION:

**Site Address/Parcel Info:**  
Parcel 199400-000  
11405 NE 72nd Ave.  
Vancouver, WA 98662

The applicant proposes to construct a manager's office, 11 buildings for self storage, two enclosed buildings for boat and RV storage, and two covered structures for boat and RV storage on a 6.45 acre site. The property is in the CC zone of Clark County, a Community Commercial zone. The comprehensive plan designation is C. Self-storage buildings are anticipated to range in size from approximately 3,400 square feet to 18,900 square feet while the enclosed boat and RV storage buildings are anticipated to be approximately 5,460 and 5,600 square feet in size and the covered boat and RV structures are anticipated to be 13,360 square feet in footprint. The project anticipates approximately 77,620 total square feet of mini-storage, 11,060 square feet of enclosed boat and RV storage, 26,720 square feet of covered boat and RV storage, and an office of about 1,010 square feet. A new commercial/industrial local roadway will be constructed along the east property boundary, extending the road from the south where it is currently under construction in association with adjacent development.

It is possible the building construction may be phased. If it is, all paving and utility infrastructure and several of the buildings will be constructed with Phase 1. Buildings C I and C II, D I and D II, and E I and E II would then be constructed in subsequent phases. All stormwater infrastructure including piping and facilities and all street improvements will be constructed with Phase 1.

Gross Site Area = 6.45 acre (281,099 sq ft) (Excludes extg right-of-way)  
Right-of-Way Dedication to Clark County- 0.32 acres (13,828 sq ft)  
Net Site Area after R/W dedication = 6.14 ac. (267,271 sq ft)  
Public Water Purveyor - Clark Public Utilities  
Public Sewer Purveyor - Clark Regional Wastewater District

Per GIS records, there is an existing well and septic system on site. Location of the septic system is east of the former house. Both the existing well and septic will be abandoned per Clark County Health Department requirements.

The existing buildings shown have recently been demolished.

The nearest pedestrian facilities are sidewalks along NE 72nd Ave. fronting the proposed project on its west boundary.

C-Tran does not have a service stop within 1/4 mile of the proposed project. However, bike lanes are provided along NE 72nd Ave.

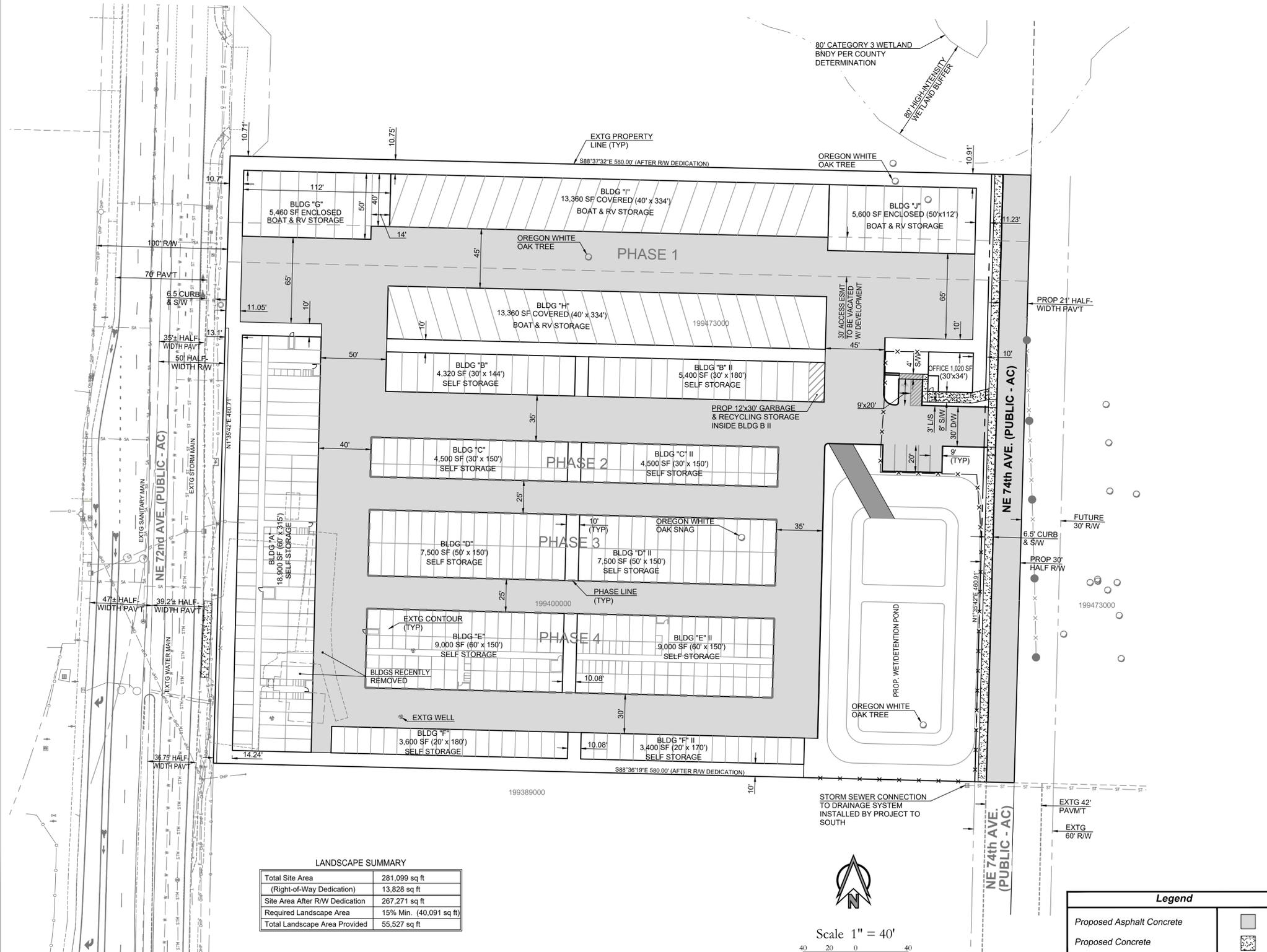
Based on the critical areas predetermination by Clark County, there are no wetlands on the site. The site is mapped in a Category 2 Critical Aquifer Recharge Area. Finally, the site contains four Oregon white oak trees. These trees are proposed to be removed with mitigation provided through purchase of credits from the Terrace Oregon White Oak Woodland Mitigation Bank.

Based on environmental review by Ecological Land Services, there are no wetlands on the site. Determination review by Clark County confirmed no wetlands on the site but did find a Category 3 wetland north of the northeast corner of the site. Location digitized from the County's determination map along with associated 80' high-intensity land use buffer is shown on this plan. The site is mapped in a Category 2 Critical Aquifer Recharge Area. Finally, the site contains four Oregon white oak trees. These trees are proposed to be removed with mitigation provided through purchase of credits from the Terrace Oregon White Oak Woodland Mitigation Bank.

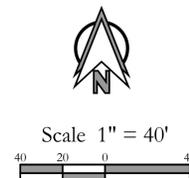
Boundary and topographic data shown based on survey by PLS Engineering.

A 360 square foot storage unit at the east end of Building B II will be used to meet the site's garbage and recycling needs.

All storage buildings on the site will be constructed of metal. The office will have a mix of metal and masonry block construction. All buildings will be single-story. See preliminary floor plans and elevation views for each building included with the Site Plan application.



LANDSCAPE SUMMARY	
Total Site Area	281,099 sq ft
(Right-of-Way Dedication)	13,828 sq ft
Site Area After R/W Dedication	267,271 sq ft
Required Landscape Area	15% Min. (40,091 sq ft)
Total Landscape Area Provided	55,527 sq ft



Legend	
Proposed Asphalt Concrete	
Proposed Concrete	

Revisions	
A	
B	
C	
D	
E	
F	



Project No.	2906
SCALE:	H: 1" = 40' V: N/A
DESIGNED BY:	AGJ
DRAFTED BY:	RLS
REVIEWED BY:	AGJ