



PROPOSED CONDITIONS KEYNOTES

- CONSTRUCT NEW VETERINARY CENTER. SEE ARCHITECTURAL DRAWINGS.
- INSTALL NEW 8" CONCRETE CURBS AS SHOWN. SEE TYP. CONC. CURB DETAIL ON SHEET D-1.1.
- NEW CONCRETE SIDEWALK AT NORTH AND EAST STANDBY SIDEWALK DETAIL T12 ON SHEET SD-2.
- INSTALL NEW POWER, COMMUNICATIONS AND GAS LINES TO UTILITY SERVICE ENTRY POINT. EXTEND WATER FROM (E) "TEE" INSTALLED DURING PHASE I.
- NEW CONCRETE SIDEWALK ALONG SOUTH SIDE OF BUILDING TO PROVIDE ACCESS TO FRONT DRIVEWAY. CONTRACTOR TO REMOVE REMAINING NEW CONCRETE SIDEWALK BECAUSE REMAINING ACCOMMODATE (E) BUILDING UNTIL DEMOLITION OF (E) BUILDING DURING PHASE IV.
- RETAINING WALL BUILT DURING PHASE I, SEE SHEET C-1.3.
- GRAVEL SUBGRADE INSTALLED DURING PHASE I. SEE SHEET C-3.3 FOR FINAL PARKING LOT AND DRIVEWAY SPOT ELEVATIONS.
- STABILIZED CONSTRUCTION ENTRANCE INSTALLED DURING PHASE I, SEE SHEET C-1.1.
- DELIVERY ACCESS RAMP.
- PROPOSED TRANSFORMER LOCATION, VERIFY FINAL PLACEMENT, SIZE AND CLEARANCE WITH GOVERNING UTILITY PROVIDER.
- CONTRACTOR TO FINISH REMAINDER OF NEW BUILDING ENTRY, IF REQUIRED, TO ACCOMMODATE (E) BUILDING UNTIL DEMOLITION OF (E) BUILDING DURING PHASE IV.

PHASE II - PROPOSED CONDITIONS

SCALE: 1" = 15'-0"



LEGEND

(E)	EXISTING	PROJECT PARCEL PROPERTY LINE
CCPW	CLARK COUNTY DEPARTMENT OF PUBLIC WORKS	ADJACENT PARCEL PROPERTY LINE
ESC	EROSION AND SEDIMENT CONTROL	SETBACK LINE
R.O.W.	RIGHT-OF-WAY	MAJOR CONTOUR (EXISTING)
T.O.P.	TOP OF PAVEMENT	MINOR CONTOUR (EXISTING)
T.O.C.	TOP OF CONCRETE CENTERLINE	NEW CONTOUR
⊕	PROPERTY CORNER	OVERHEAD POWERLINES
⊙	SANITARY SEWER MANHOLE	STORM SEWER PIPING
⊙	STORM SEWER MANHOLE	SANITARY SEWER PIPING
⊙	WOOD UTILITY POLE	NATURAL GAS PIPING
⊙	CATCH BASIN	BURIED TELCO OR CABLE
⊙	SURVEY MONUMENT	SEWAGE FENCE
		CONSTRUCTION SAFETY FENCE
		ITEMS TO BE DEMOLISHED/REMOVED

AREA CALCULATIONS - PHASE II

GROSS LOT AREA:	40,961 SQ FT
EXISTING BUILDING AREA:	3,131 SQ FT
NEW BUILDING AREA:	6,607 SQ FT
EXISTING IMPERVIOUS AREA:	5,533 SQ FT
IMPERVIOUS AREA ADDED:	685 SQ FT
NET IMPERVIOUS AREA:	6,218 SQ FT
EXISTING GRAVEL PAVING:	10,460 SQ FT
OPEN / LANDSCAPED AREAS:	14,525 SQ FT

DATE: 12/27/19 FOR APPROVAL

St. Helens, Oregon
3001 952-0388

Lower Columbia Engineering

PROJ. NO.	2822	PHASE II - PROPOSED CONDITIONS PLAN
DRG. BY	BMK	COLUMBIA VETERINARY CENTER
APPR. BY	TAMMY CLEVELAND	
FILE	D-2822-C-023	
DATE	11/12/19	

SHEET C-2.3

