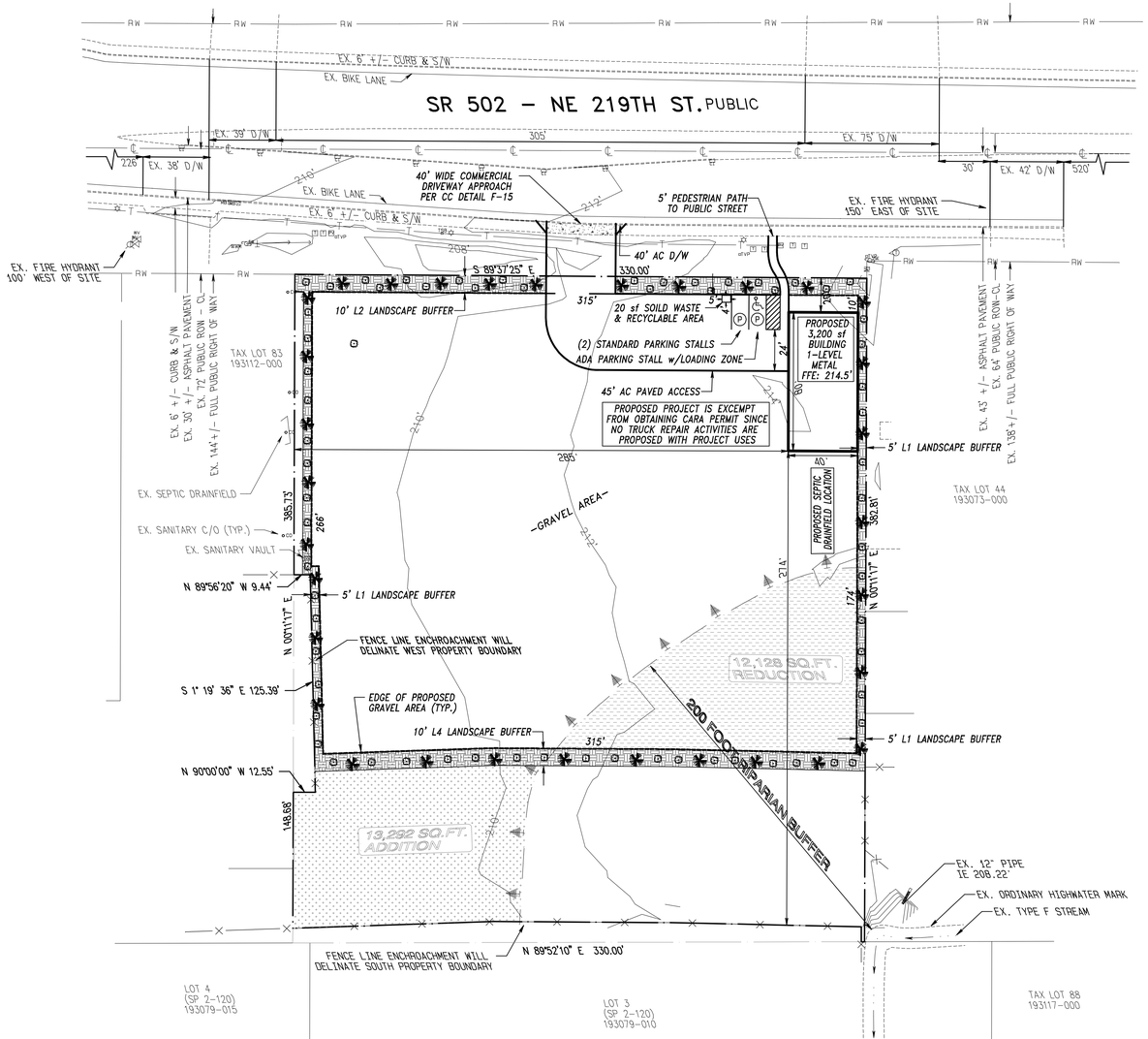


GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PAC2018-00126

DOLLARS CORNER CONTRACTOR STORAGE YARD

A Preliminary Site Plan within in a portion of the NE 1/4 of Sec. 6, T3N., R2E., W.M. Clark County, Washington

10. PROPOSED PLAN

a. DRAWING

- SCALE 1"=40'
- SHEET SIZE: 24" x 36"

b. GENERAL INFORMATION

- APPLICANT/CONTACT:
  JOEL STIRLING
  2208 E. EVERGREEN BLVD.
  VANCOUVER, WA 98661
  PH. (360) 759-1794
  JOEL@STERLINGDESIGN.BIZ
- PROPERTY OWNER:
  CLARK COUNTY EXCAVATING
  & GENERAL CONTRACTING
  12101 NE 174TH STREET
  BATTLE GROUND, WA 98604
- AREA: 2.80 ACRES/121,931 sf
- TAX LOT: 45
- SERIAL NUMBER: 193074-000
- SITE ADDRESS: 7001 NE 219TH STREET
- ZONING: CR-2
- COMPREHENSIVE PLAN: RC

c. EXISTING CONDITIONS

Environmental/Critical Areas

- TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN.
- THERE ARE NO ON-SITE WATERCOURSES (STREAMS, RIVERS, ETC) OR AREAS PRONE TO FLOODING.
- THERE ARE NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
- THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.
- THERE ARE KNOWN WATER BODIES OR WETLANDS ON THE SITE.
- THERE ARE NO KNOWN WETLAND AREAS ON THE SITE.
- THERE ARE NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON THE SITE.
- THERE ARE HABITAT RIPERIAN AREAS LOCATED ON THE PROPERTY AND NO SIGNIFICANT WILDLIFE OR VEGETATION AREAS ON THE SITE.
- THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES ON THE SITE.

Land Use and Transportation

- LAYOUT OF EXISTING PARCELS DRAWN TO SCALE 1"=40'
- ALL EXISTING BUILDINGS ON-SITE ARE SHOWN ON THE PLAN
- ALL ROADWAYS AND EASEMENT ARE SHOWN ON THE PLAN ALONG WITH NAME, MATERIAL OF ROADWAY & WHETHER PUBLIC OR PRIVATE.
- LOCATION OF EXISTING ON-SITE & OFF-SITE DRIVEWAYS ARE SHOWN ALONG WITH DISTANCE IN BETWEEN DRIVEWAY EDGE TO EDGE
- ALL LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN A 100' OF THE SITE ARE AS SHOWN ON THE PLAN
- THERE ARE NO TRANSIT FACILITIES WITHIN 1/4 MILE OF THE SITE PER GIS PACKET.
- LOCATION OF ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON-SITE AND WITHIN 100' OF SITE ARE SHOWN AS AVALIBLE THROUGH HEALTH DEPARTMENT

d. PROPOSED IMPROVEMENTS

Critical Environmental Areas

- THERE ARE NO KNOWN WETLANDS, STEEP SLOPE BUFFER AREAS, PROTECTED AREAS OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE.

Land Use and Transportation

- ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN
- ON-SITE RIGHT-OF-WAY PROPOSED ARE SHOWN ON THIS PLAN.
- LOCATION & WIDTH OF OFF-SITE RIGHT-OF- WAYS & ROADWAYS THAT WILL ACCESS THE SITE ARE SHOWN ON THIS PLAN.
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES ARE AS SHOWN ON PLAN
- LOCATION & WIDTH OF PROPOSED EASEMENTS FOR ACCESS AND DRAINAGE AS ARE SHOWN ON THE PLANS
- LOCATION AND DIMENSIONS OF PROPOSED LOTS & TRACTS ARE SHOWN ON PLANS, ALONG WITH MAXIMUM & MINIMUM SITE DENSITY CALCULATIONS
- PROPOSED BUILDING AREAS, LANDSCAPE AREAS & OFF-SITE PARKING, ECT. ARE AS SHOWN ON PLAN.
- THERE ARE SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT.

STORMWATER

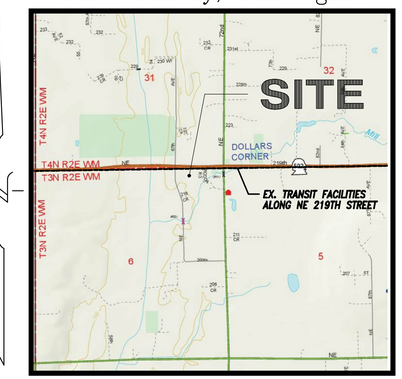
-PLEASE REFER TO PROPOSED PRELIMINARY STORMWATER PLAN ON SHEET 3 OF 4.

SIGNS

-NO SIGNS PROPOSED At THIS TIME.

OUTDOOR LIGHTING

-OUT DOOR LIGHTING WILL BE INSTALLED WITH BUILDING AND REVIEWED AND APPROVED WITH BUILDING PERMIT.



VICINITY MAP (NTS)

SHEET INDEX

PROPOSED SITE DEVELOPMENT PLAN w/EX. CONDITIONS	1
PRELIMINARY BOUNDARY SURVEY	2
PRELIMINARY STORMWATER PLAN	3
PRELIMINARY ENVIRONMENTAL PLAN	4
PRELIMINARY ARCHITECTURAL ELEVATIONS	5
PRELIMINARY ARCHITECTURAL ELEVATIONS	6
PRELIMINARY ARCHITECTURAL ELEVATIONS	7
PRELIMINARY ARCHITECTURAL FLOOR PLAN	8

TYPE II SITE PLAN REVIEW

SITE DATA SUMMARY TABLE

ZONE: CR-2 TOTAL GROSS SITE AREA: 2.8 ACRES/ 121,931 sf

TOTAL NET SITE AREA: 2.8 ACRES/ 121,931 sf

GROSS AREA INVENTORY		% OF SITE
BUILDING:	3,200 sf	3%
AC OR GRAVEL AREA:	79,581 sf	65%
LANDSCAPE AREA:	39,147 sf	32%
TOTAL SITE AREA: 2.8 acres/	121,931 sf	100%

REQUIRED STORAGE WAREHOUSE PARKING:
1 SPACE/1,500 SF=3,200 SF/1,500 SF= 2.13 SPACES REQUIRED

PARKING SUMMARY PROPOSED	
STANDARD PARKING STALLS	2
HANDICAP PARKING STALLS	1
TOTAL PARKING PROPOSED STALLS:	2

REQUIRED SOLID WASTE & RECYCLABLE STROAGE/OFFICE
4 SF PER 1,000 sf GFA=3,200 SF GFA/1,000*(4 sf)= 12.8 sf

TOTAL PROPOSED SOLID WASTE AND RECYCLABLE AREA: 20 sf

LANDSCAPING LEGEND

5' L1 BUFFER REQUIRED MATERIALS:

REQURED

TREES:
(1) TREE EVERY 30' FEET:

PROPOSED

19 TREE (569 FEET)
-18 TREES-'ACER CAMESTRE EVELYN' 2" CALIPER
-180 TALL OREGON GRAPE 1' GALLON, 3' OC
-3 WAY GRASS SEED MIX 37 LB BAG (TOTAL)

10' L2 BUFFER REQUIRED MATERIALS:

REQURED

TREES:
(1) TREE EVERY 30' FEET:

SHRUBS:
3' CONTINUOUS LOW SHURB
95% OPAQUE YEAR ROUND
OR
3' HIGH MANSONARY WALL

GROUND COVER:
GROUND COVER ENTIRE BUFFER

PROPOSED

19 TREE (569 FEET)
-40 TREES-'ACER CAMESTRE EVELYN' 2" CALIPER
-93 TALL OREGON GRAPE 1' GALLON, 3' OC
-3 WAY GRASS SEED MIX 37 LB BAG

10' L4 BUFFER REQUIRED MATERIALS:

REQURED

(1) TREE EVERY 30' FEET:

SHURBS:
6' HIGH L2 SOLID FENCE
TO SUBSTITUE SHRUBS

GROUND COVER:
GROUND COVER ENTIRE BUFFER

PROPOSED

21 TREE (607 FEET)
-12 TREES-'ACER CAMESTRE EVELYN' 2" CALIPER
6' HIGH SOLID FENCE
-3 WAY GRASS SEED MIX 37 LB BAG

TOTAL: 32% LANSCAPE AREA PROPOSED

REFER TO SECTION G OF THE STANDARD DETAIL MANUAL FOR PLANTING SPECIFICATIONS AND INSTALLATION

LIGHTING NOTE:

PROPOSED LIGHTING TO BE INSTALL ON EXTERIOR OF PROPOSED BUILD PER SPECIFICATIONS OF FINAL ARCHITECTURAL BUILDING PLANS

SITE INFORMATION

ALIGNMENT & FIELD DATA: KPP SURVEYING (360) 834-0174		Scale: 1"=40'
SOIL TYPE(s): LeB / HYDROLOGIC GROUP: B / AASHTO CLASSIFICATION: A-2		Project Number: 594
SOILS TESTING BY: –	DATE: –	Design/Drawn JGS/BC/KL
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 209'-214'	Drawing Date: APR. 2020
SITE AREA: 2.80 ACRES/121.931 sf	FILENAME: S\\:594-PRELIMINARY	Sheet 1 of 8 Sheet(s)

PREPARED BY:
STERLING DESIGN, INC.
2208 E. EVERGREEN BLVD
SUITE A
VANCOUVER, WA 98661
PH. (360) 759-1794
FAX (360) 759-4983
mail@sterlingdesign.biz

STERLING DESIGN, INC.

Sheet Description: PROPOSED SITE DEVELOPMENT PLAN w/EX. CONDITIONS

Project: DOLLARS CORNER CONTRACTOR STORAGE YARD SITE PLAN

JOEL GREGORY STIRLING STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 04/23/20

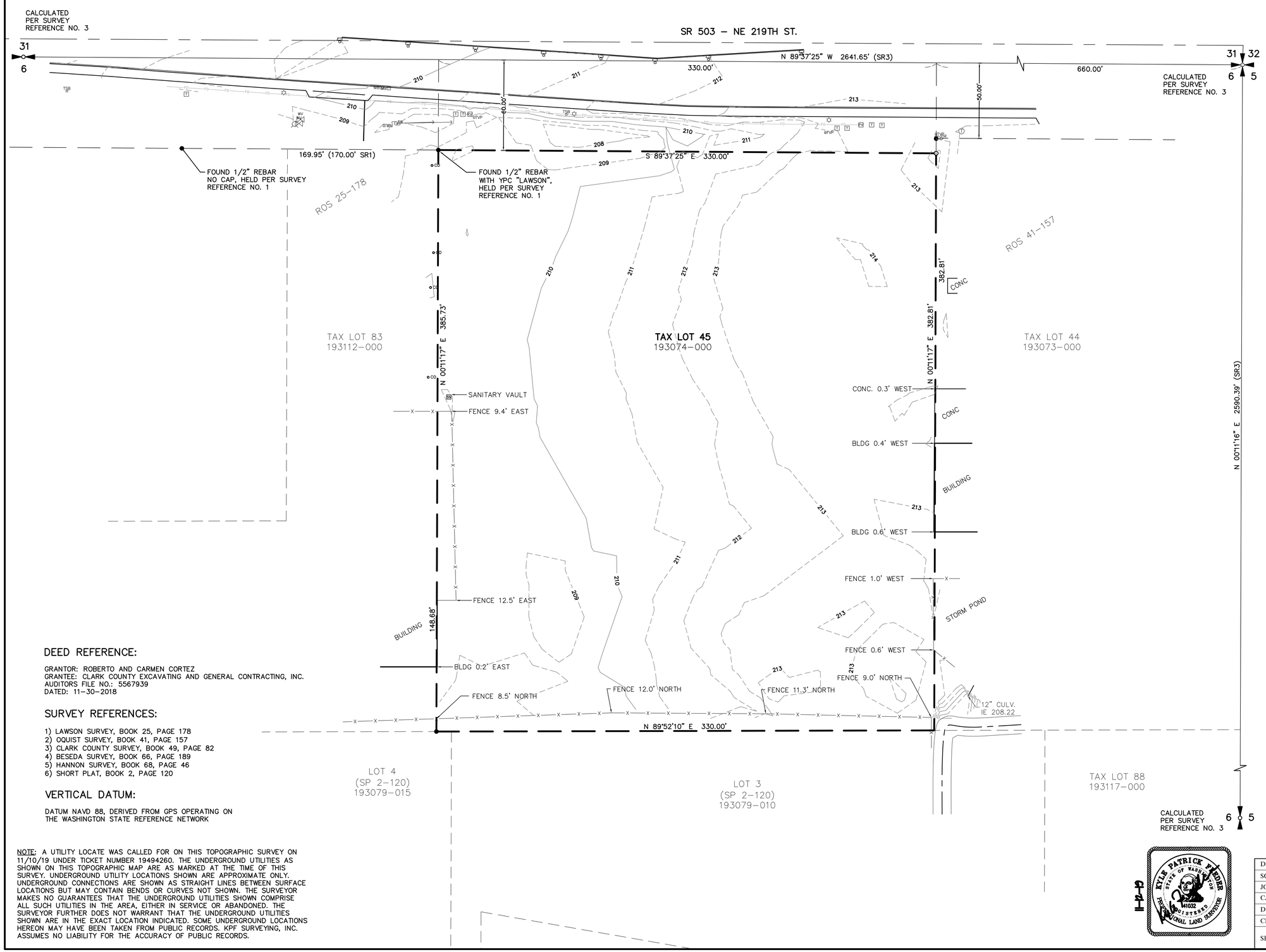
BOUNDARY SURVEY

IN A PORTION OF

THE NE 1/4 OF THE NE 1/4 OF

SECTION 06 T. 3 N., R. 2 E., W.M.,

CLARK COUNTY, WASHINGTON



SURVEYOR'S NOTE:

THIS "EXISTING CONDITIONS SURVEY" IS INTENDED TO FULFILL THE CLARK COUNTY REQUIREMENT FOR A "PRELIMINARY BOUNDARY SURVEY" OF TAX LOT 45 (ASSESSORS PARCEL NUMBER 193074-000) ACCORDING TO CLARK COUNTY SUBDIVISION APPLICATION ITEM 9c, AND IS NOT INTENDED TO BE RECORDED.

CONTOURS ARE DERIVED FROM DIRECT FIELD OBERSERVATIONS. CONTOUR ACCURACY IS +/- 0.5'.

KPF SURVEYING, INC. SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC. A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 10-08-2019.

LEGEND:

- WV — INDICATES WATER VALVE
- FH — INDICATES FIRE HYDRANT
- WM — INDICATES WATER METER
- TVP — INDICATES TELEVISION PEDESTAL
- TV — INDICATES TELEPHONE VAULT
- T — INDICATES TELEPHONE PEDESTAL
- T — INDICATES TELEPHONE MANHOLE
- CI — INDICATES CURB INLET
- CO — INDICATES SANITARY CLEANOUT
- SV — INDICATES SANITARY VAULT
- TSB — INDICATES TRAFFIC SIGNAL BOX
- NE — INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES GUY ANCHOR
- INDICATES LIGHT POLE
- T — INDICATES TRANSFORMER
- CHP — INDICATES HEAT PUMP
- F — INDICATES FIBER OPTIC MARKER
- MB — INDICATES MAIL BOX
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF CONCRETE
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES FENCE LINE

DEED REFERENCE:

GRANTOR: ROBERTO AND CARMEN CORTEZ
GRANTEE: CLARK COUNTY EXCAVATING AND GENERAL CONTRACTING, INC.
AUDITORS FILE NO.: 5567939
DATED: 11-30-2018

SURVEY REFERENCES:

1) LAWSON SURVEY, BOOK 25, PAGE 178
2) OQUIST SURVEY, BOOK 41, PAGE 157
3) CLARK COUNTY SURVEY, BOOK 49, PAGE 82
4) BESEDA SURVEY, BOOK 66, PAGE 189
5) HANNON SURVEY, BOOK 68, PAGE 46
6) SHORT PLAT, BOOK 2, PAGE 120

VERTICAL DATUM:

DATUM NAVD 88, DERIVED FROM GPS OPERATING ON THE WASHINGTON STATE REFERENCE NETWORK

NOTE: A UTILITY LOCATE WAS CALLED FOR ON THIS TOPOGRAPHIC SURVEY ON 11/10/19 UNDER TICKET NUMBER 19494260. THE UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC MAP ARE AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. KPF SURVEYING, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

KYLE PATRICK FARDER — STATE OF WASHINGTON — 41032 — REGISTERED PROFESSIONAL LAND SURVEYOR

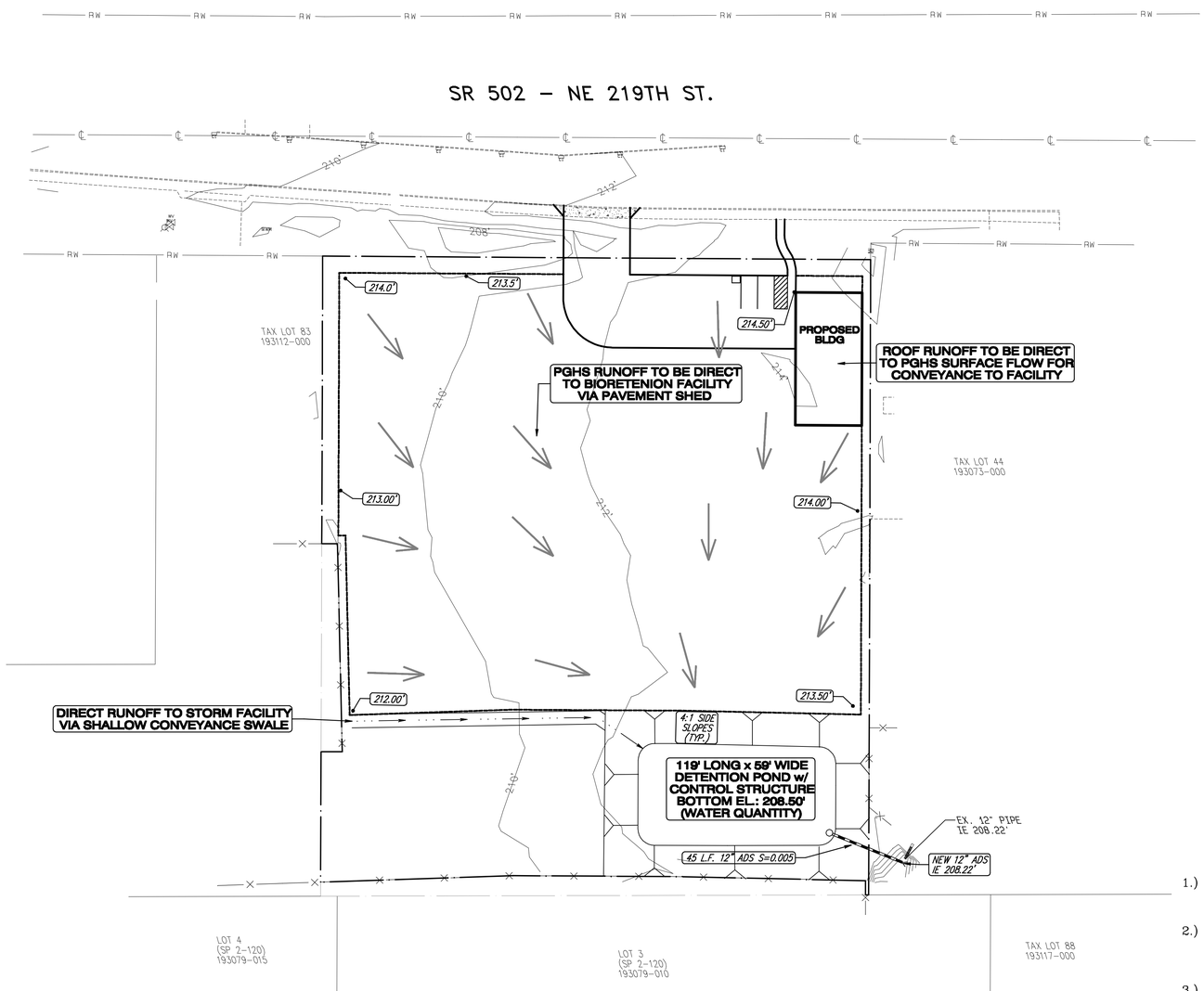
DATE:	11-12-19
SCALE:	1"=30'
JOB NO.:	19-004
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	
SHEET	1 OF 1

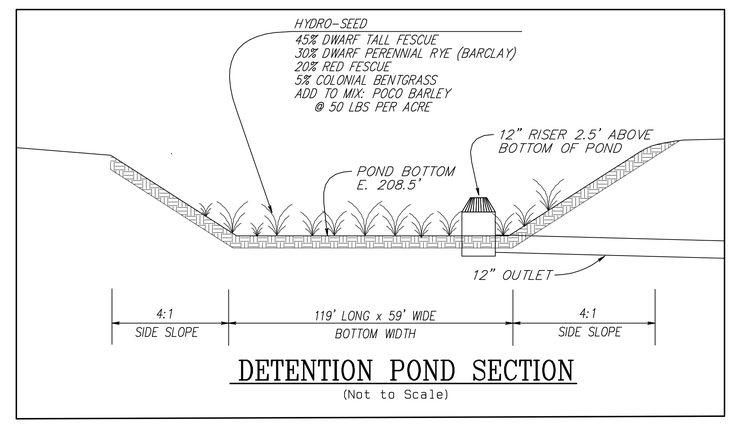
KPF
SURVEYING, INC.
2208 E. EVERGREEN BLVD. VANCOUVER, WA 98661
360-834-0174 FAX: 360-838-0155

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





DETENTION POND SECTION
(Not to Scale)

DRAINAGE NOTES:

1.) Storm drain system is conceptual only, based on preliminary information. Final design may deviate from the layout shown to better harmonize with actual site conditions.

2.) Standard erosion control techniques to be utilized as required (Straw bales/filter fences, inlet protection, etc.) Existing lot vegetation to be left undisturbed as much as possible.

3.) All site stormwater runoff will be collected and conveyed to storm-water facilities as shown.

4.) Stormwater quality & quantity control facilities to be privately owned and maintained.

STORMWATER MANAGMENT FACILITIES WILL PROVIDE WATER QUALITY AND QUANTITY CONTROL AS REQUIRED IN CCC40.386 AND WILL MET MINIMUM REQUIREMENTS 1-9

SITE INFORMATION

ALIGNMENT & FIELD DATA: KPP SURVEYING (360) 834-0174		Scale: 1"=40'
SOIL TYPE(s): LeB	HYDROLOGIC GROUP: B / AASHTO CLASSIFICATION: A-2	Project Number: 594
SOILS TESTING BY: –	DATE: –	Design/Drawn JGS/BC/KL
SITE LOCATION: CLARK COUNTY, WA	APPROX. SURFACE ELEV.: 209'-214'	Drawing Date: APR. 2020
SITE AREA: 2.80 ACRES/121.931 sf	FILENAME: S\\:594-PRELIMINARY	Sheet 3 of 8 Sheet(s)

PREPARED BY:
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FAX (360) 759-4983
mail@sterlingdesign.biz

STERLING DESIGN, INC.

Sheet Description: PRELIMINARY STORMWATER PLAN

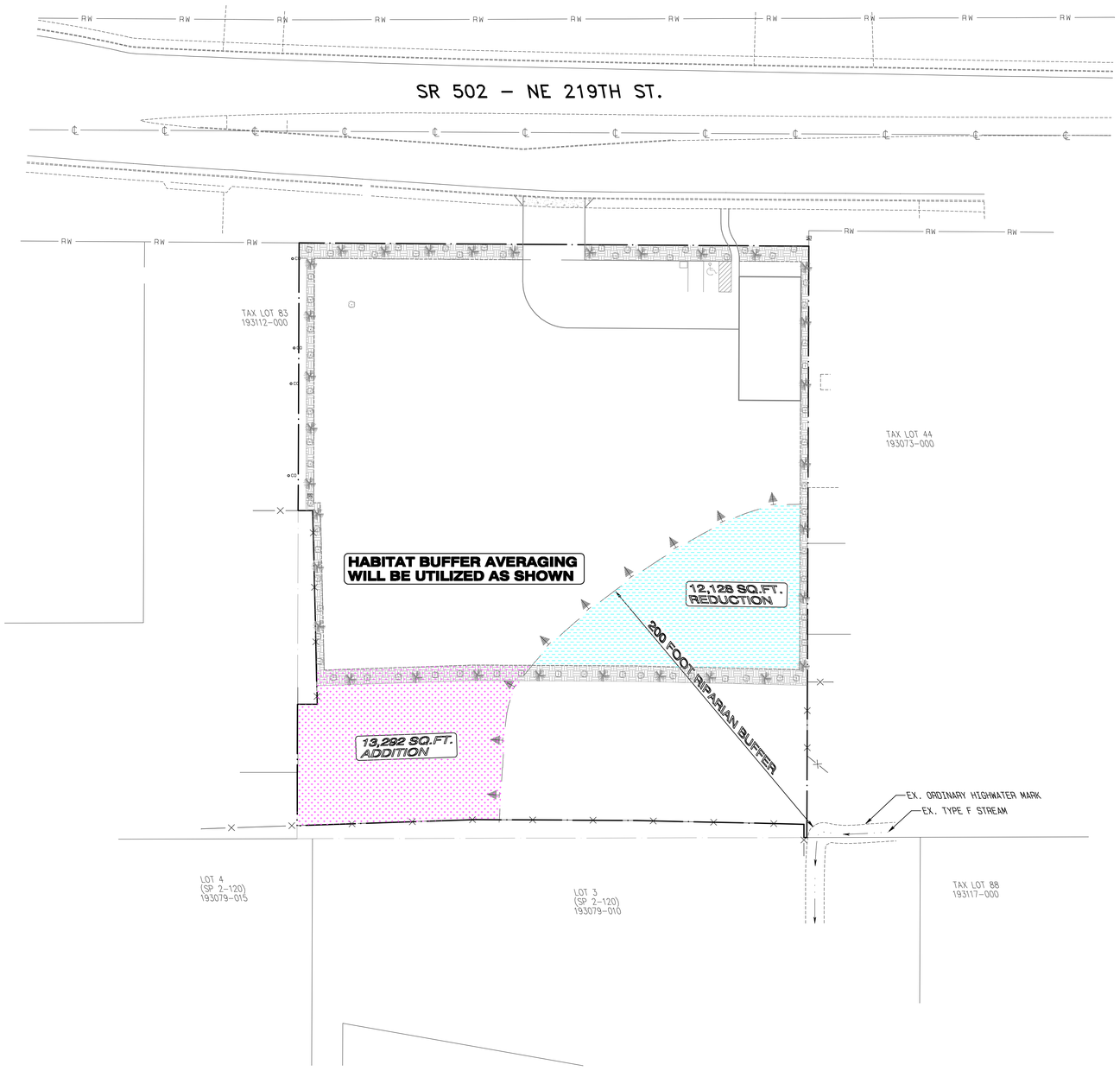
Project: DOLLARS CORNER CONTRACTOR STORAGE YARD SITE PLAN

JOEL GREGORY STERLING
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
04/23/20

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



PREPARED BY:
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5209 E. EVERGREEN BLVD
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FAX (360) 759-4983
mail@sterlingdesign.biz

STERLING DESIGN, INC.

Sheet Description:
PRELIMINARY
ENVIRONMENTAL PLAN

Project:
DOLLARS CORNER
CONTRACTOR STORAGE YARD
SITE PLAN

JOEL GREGORY STERLING
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER
04/23/20

SITE INFORMATION

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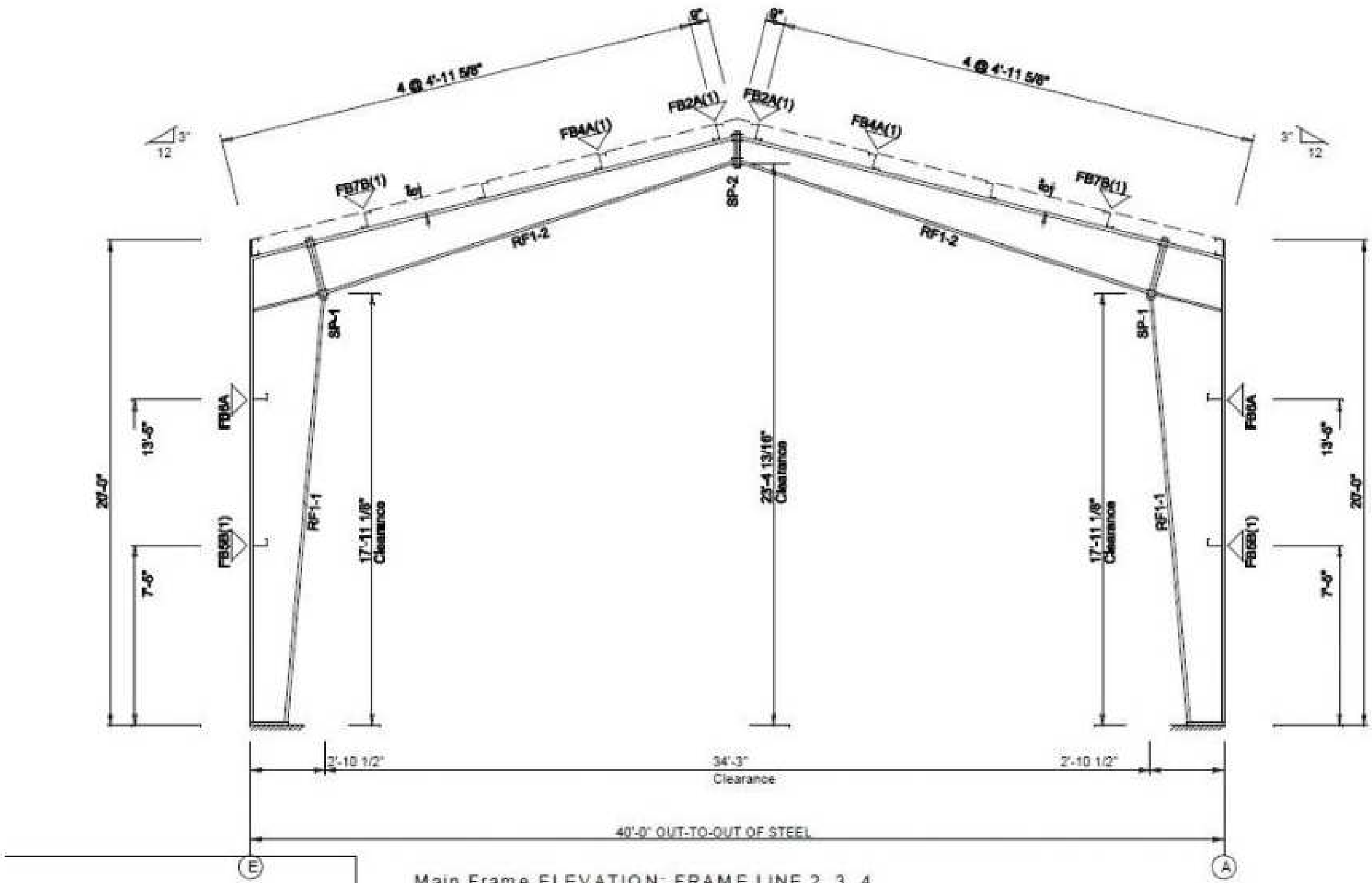
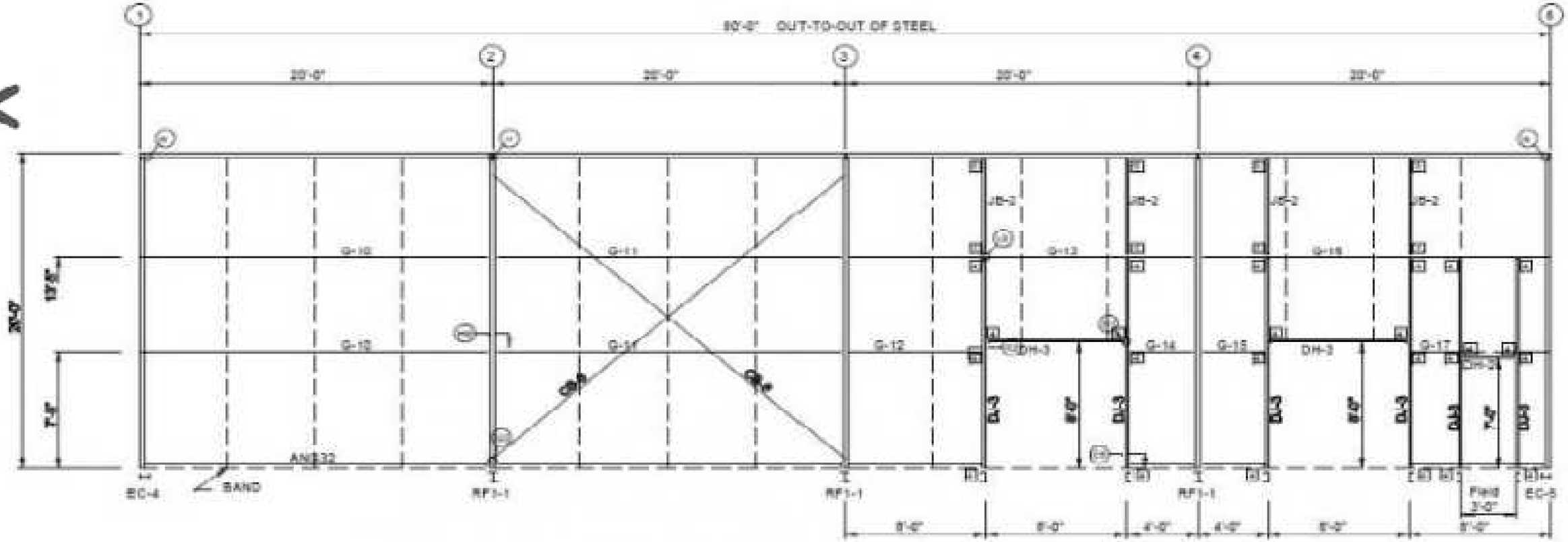
SITE AREA: 2.80 ACRES/121.931 sf	FILENAME: S\\:594-PRELIMINARY		Sheet 4 of 8 Sheet(s)

Preliminary Architectural Elevations Sheet 5

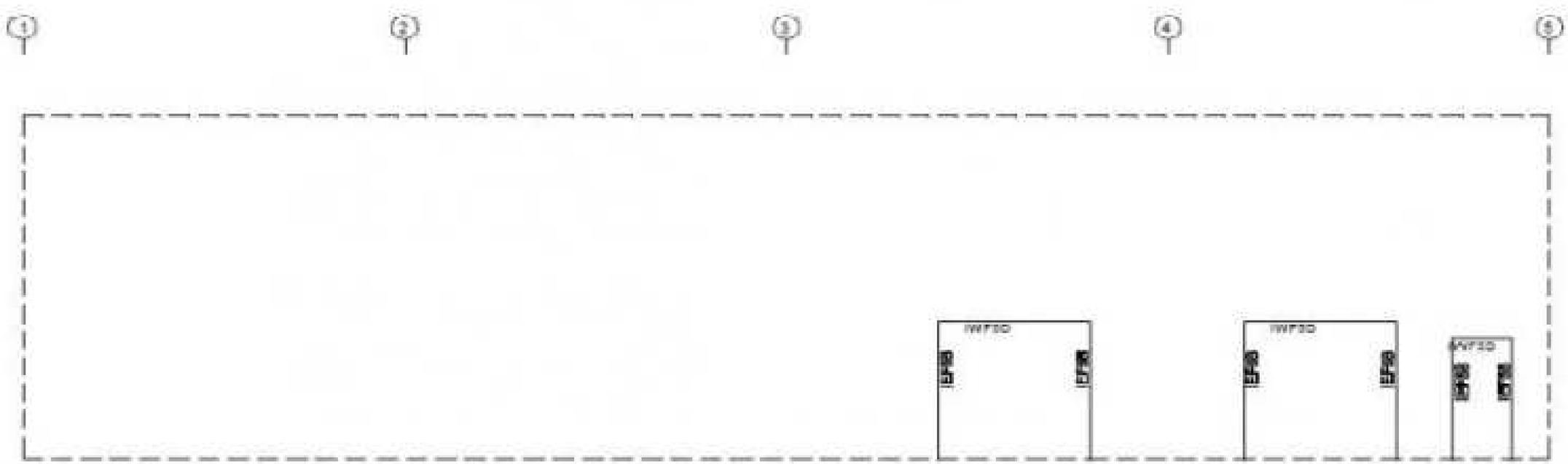


Main Frame ELEVATION: FRAME LINE 2 3 4

Preliminary Architectural Elevations Sheet 6

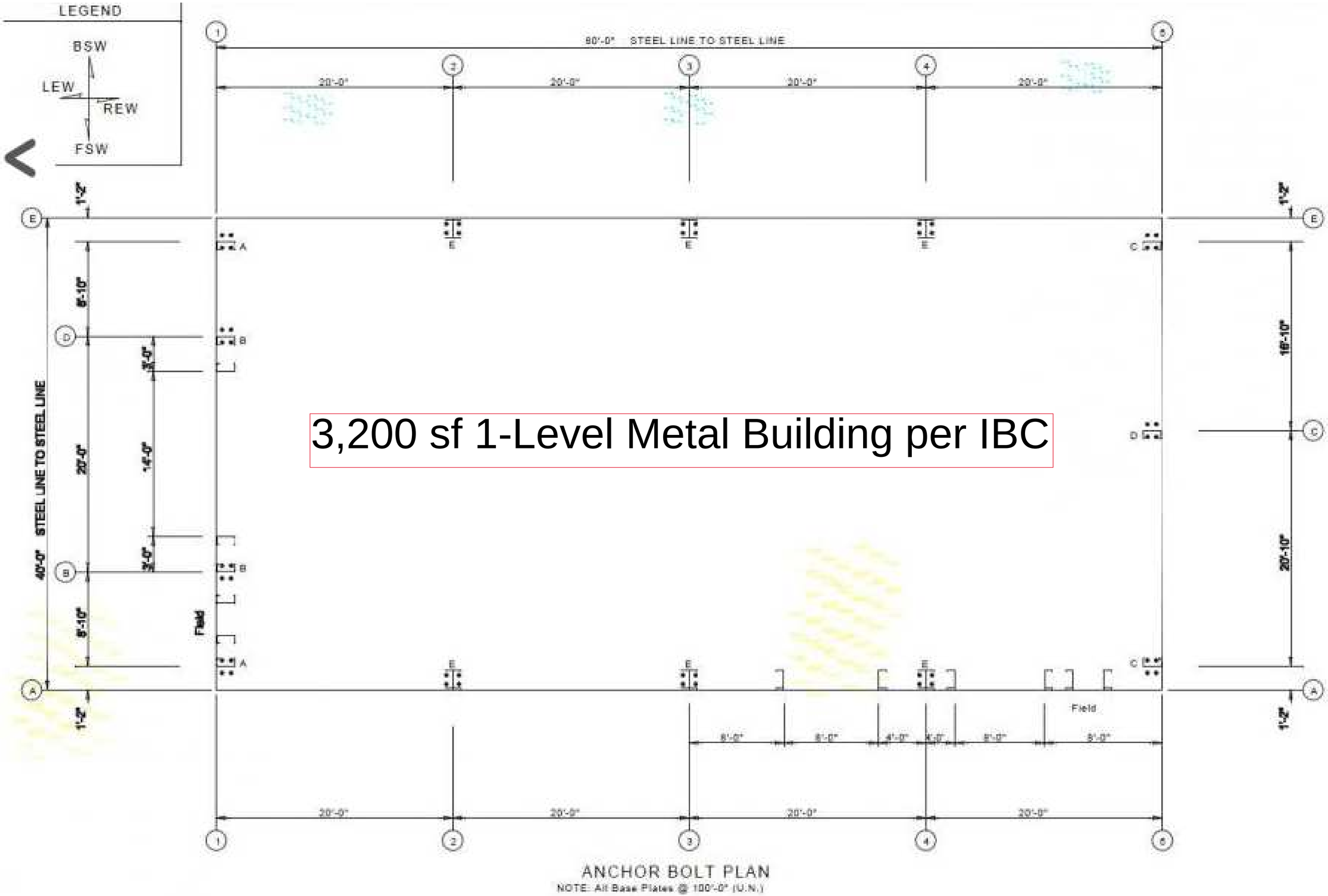


SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

Preliminary Architectural Elevations Sheet 7



3,200 sf 1-Level Metal Building per IBC

Preliminary Architectural Floor Plan Sheet 8