

LEGEND

---	PROPERTY LINE
---	EXISTING TAX LOT
○	EX. CHAIN LINK FENCE (C-L FENCE)
□	PROP. 6-FOOT WOOD FENCE
---	EX. CONCRETE
---	PROP. GRAVEL
---	EX. WOODEN DECK
---	EX. BUILDING

VICINITY MAP SEC. 12 T2N R1E W.M. NTS

SITE PLAN NOTES

EXISTING SITE DATA:
 PRESENT USE: LIGHT INDUSTRIAL
 EXISTING ZONING: IL
 GROSS SITE AREA: PARCEL 99710-000 IS .84 ACRES (36,598 SF) SURVEY BY OLSON ENGINEERING, INC., JANUARY 2018.

TRANSIT ROUTES & STOPS:
 NEAR INTERSECTION OF ST. JOHNS AND NE 78TH STREET, C-TRAN ROUTE #25.

PROPOSED SITE DATA:
 PROPOSED PROJECT: LIGHT INDUSTRIAL SITE PLAN
 WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS: NONE
 PROPOSED PRIVATE ROADS: NONE KNOWN
 PROPOSED EASEMENTS: NONE PROPOSED
 PROPOSED ON-SITE ROAD RIGHTS-OF-WAY: NONE
 PROPOSED PEDESTRIAN AND BICYCLE FACILITIES: NONE
 PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: REFER TO ENGINEERING PLANS
 PROPOSED LOADING ZONES: NONE PROPOSED
 PROPOSED SEPTIC SYSTEMS: EXISTING SYSTEM WILL BE DECOMMISSIONED
 PROPOSED OPEN SPACE/PARK: NONE PROPOSED
 PROPOSED TRANSIT FACILITIES: NONE PROPOSED

ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE: NONE KNOWN
PROPOSED SIGN(S) PLAN: NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING: NONE PROPOSED
PROPOSED LOTS, TRACTS, ETC.: NONE PROPOSED
EXISTING BUILDINGS TO REMAIN: AS SHOWN
PROPOSED LANDSCAPING (LANDSCAPE PLAN): AS SHOWN
PROPOSED BUILDINGS: NONE PROPOSED
PROPOSED PARKING: AS SHOWN

THE FULL-WIDTH PAVED SECTION ON THAT BLOCK OF NE 47TH AVENUE IS 42'.
 SIGHT DISTANCE STANDARDS ARE MET AT ALL ACCESS POINTS.

PARKING CALCULATIONS
 OVERALL PARKING REQUIRED 1,570 SF INDUSTRIAL USE BUILDING
 1 STALL PER 500 SF = 4 (3.14) STALLS

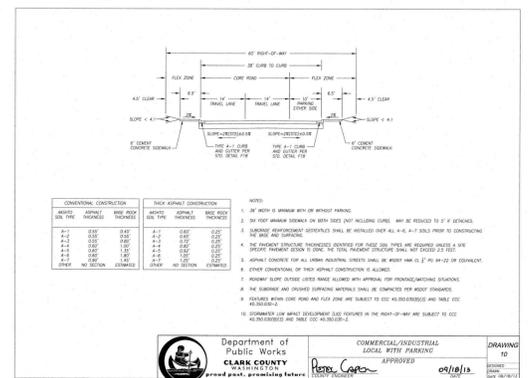
PARKING PROVIDED
 4 PARKING STALLS, WHICH INCLUDES:
 3 STANDARD STALLS, WHICH INCLUDES 1 ADA STALL.
 4 TOTAL ON-SITE PARKING STALLS PROVIDED

THE PROPERTY HAS LESS THAN 5000 SF OF FLOOR AREA, NO LOADING SPACE IS REQUIRED.

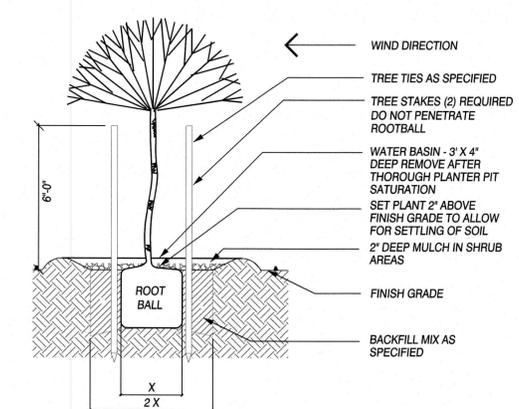
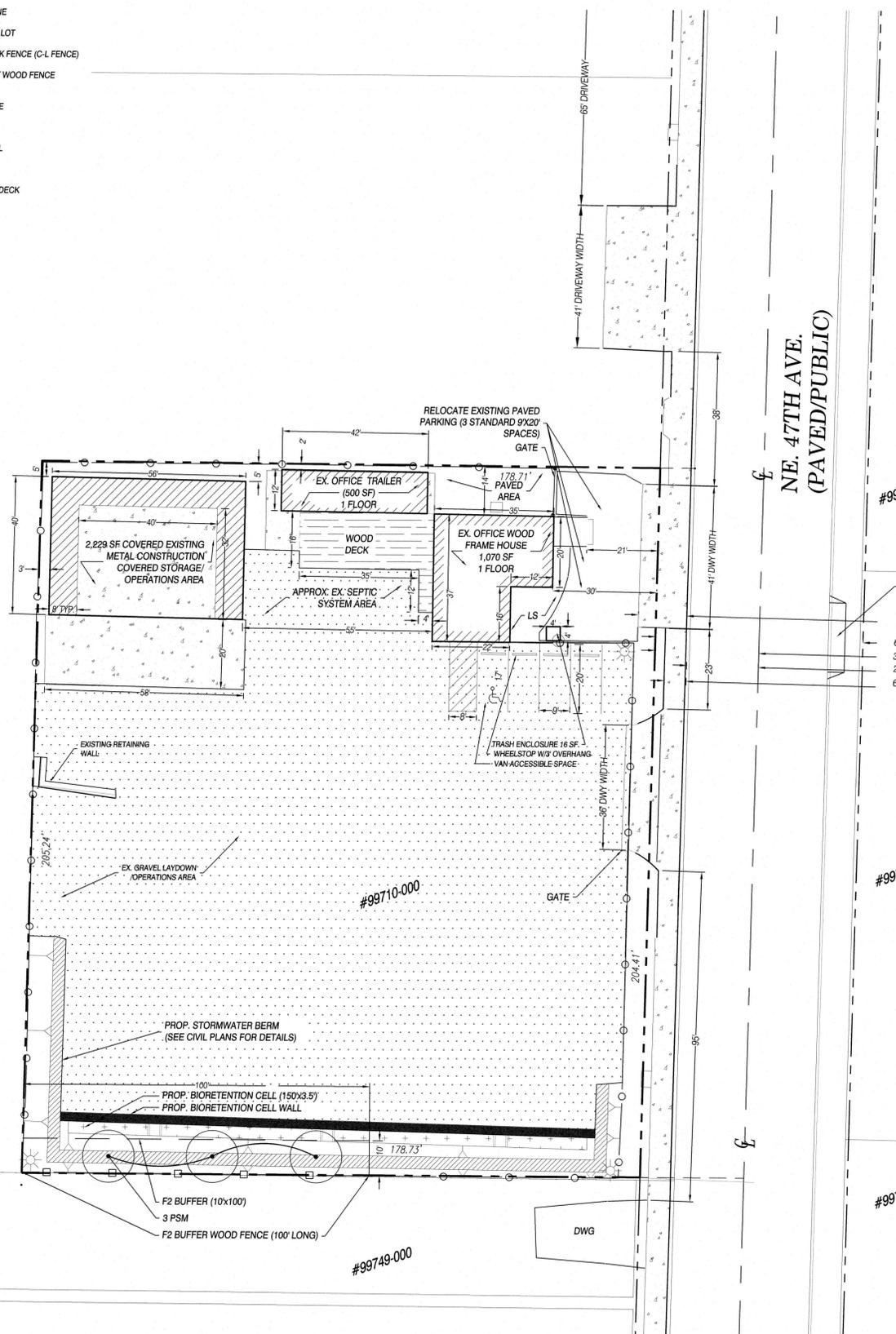
SOLID WASTE AND RECYCLING CALCULATIONS
 AREA REQUIRED 1,570 SF INDUSTRIAL USE BUILDING
 AREA PROPOSED 10 SF + 4 SF/1000 SF (1570/1000) = 1.57 x 4 = 6.28 + 10 = 16 (16.28) SF

OVERALL SITE PLAN CALCULATIONS
 TOTAL SITE AREA 36,598 SF
 BUILDING AREA 1,570 SF (4.30%)
 LANDSCAPE AREA 1,000 SF (2.70%)
 PAVED AREA 32,240 SF (88.0%)
 TOTAL BUILDING AREA 34,810 SF

IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.



NE 47TH AVENUE (INDUSTRIAL LOCAL)



1 DECIDUOUS TREE PLANTING
 SCALE: NTS

LANDSCAPE LEGEND

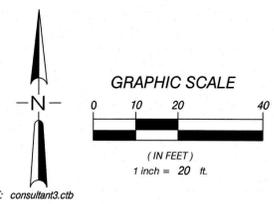
SYMBOL	COMMON NAME	SIZE/COND.	SPACING
PSM	Pacific Sunset Maple Acer truncatum x A. platanoides 'Warrensred'	2" CAL.	AS SHOWN
GROUND COVER			
On Berm	Sow the following native upland seed mix at a rate of 1 lb. per 1,000 square feet or 35 lbs. per acre:		
	Blue Wildrye Elymus glaucus		34%
	Meadow Barley Hordeum brachyantherum		33%
	California Brome Bromus carinatus		33%
BIORETENTION FACILITY			
	Common Rush Juncus effusus	PLUGS	2' O.C.
	Kelsey Dogwood Cornus sericea 'Kelsey'	1 GAL.	3' O.C.
	Small Fruited Bull Rush Scirpus microcarpus	PLUGS	1.5' O.C.
	Sword Fern Polystichum munitum	1 GAL.	3' O.C.

NOTES

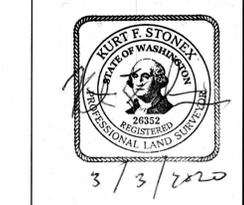
- Installation shall fully comply with all landscape code requirements and any Clark County conditions of approval.
- Irrigation shall be provided as required to ensure establishment and survivability of the required landscaping.
- All landscaping shall be installed in a sound workman-like manner, and according to accepted good planting procedures with quality plant materials.
- The owner, or his agent, shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance, and shall be kept free from refuse and debris.
- Plants shall be spaced as indicated above unless otherwise shown on the plan. If a discrepancy exists, the plan shall prevail.
- Contractor shall verify species and quantities of all plant material prior to bid.
- Install jute erosion control fabric on all slopes 2-1/2:1 and greater. Refer to Civil Engineering plans.
- Install root control barrier on all trees located within 8' of any paved/concrete surface, curb or wall, 18"-inches deep, .08-inches or 2 mm thick, 10 feet long. Center barrier on trunk of tree. Install adjacent to back of sidewalk, pavement, curb and/or wall as per manufacturer's recommendations and specifications.
- Prior to installation of topsoil in tree and groundcover planting areas as indicated on the Landscape Plan, cross-rip at 18 inches on center or rototill subgrade to an 8-inch to 12-inch depth.
- Install minimum 12-inch depth imported topsoil in all tree and groundcover planting areas, as indicated on the Landscape Plan. Amend planting area topsoil with 2-inch minimum layer composted yard debris prior to installation of plant material. Imported planting area topsoil shall be a sandy loam topsoil with a combined silt and clay content less than 20% and medium to very fine sand 60%-70% which shall be percentages by weight of those particles passing a 2mm screen. The remaining percentages shall be particles larger than medium to very fine sand (coarse or very coarse sand or gravel sized particles). All particles shall pass a 1/2-inch screen. All topsoil shall be free from subsoil, debris, turf, mushrooms, weeds or any other objectionable material. If subgrade is comprised of rock, rock fill or cement treated soil, remove subsoil from site and deposit topsoil to the following depths: 24-inch minimum depth in all planting areas, 36-inch minimum depth at all tree locations in a 5 foot diameter. Allow no cross contamination of cement treated soil with placed topsoil.
- Install minimum 2-inches bark mulch in all new landscape areas within 2 days of planting. Field adjust trees as required. Match plan as closely as possible.
- The proposed stormwater facilities are surface water management features integrated with the landscape.

APPLICANT/OWNER:
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 FAX (360) 200-8611
 CWRENCH@PACIFIC-FOUNDATION.COM

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 (360) 467-4843
 keenan.ordon-bakalian@jordanramis.com



PRELIMINARY SITE PLAN AND LANDSCAPE PLAN FOR:
PACIFIC FOUNDATION
 LAND SURVEYORS
 ENGINEERS
 OLSON ENGINEERING INC.
 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660



CHANGES / REVISIONS

DESCRIPTION:	DATE:
NFC ITEMS	2/28/2020

DESIGNED: RJW
 DRAWN: RJW
 CHECKED: KFS
 DATE: DECEMBER 2018
 SCALE: H: 1" = 20'
 V:
 COPYRIGHT 2018, OLSON ENGINEERING, INC.
 PACIFIC FOUNDATION
 JOB NO. 9661.01.01.

SHEET
SP1

PLOT: consultant3.dwg
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UTILITY NOTES:

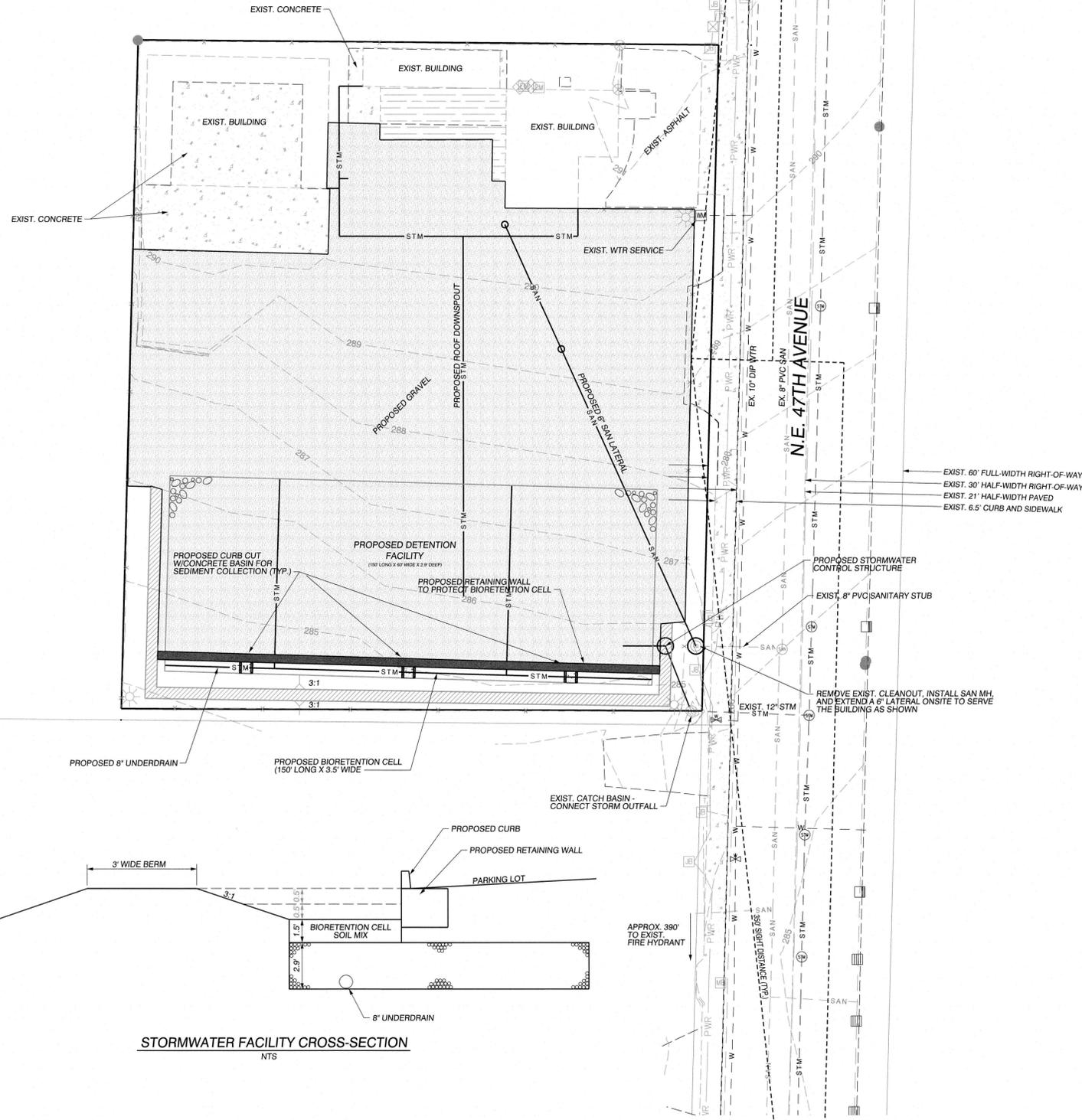
- STORMWATER:**
- SOIL ON SITE IS IDENTIFIED AS HILLSBORO SILT LOAM (HIB) BY THE SOIL SURVEY OF CLARK COUNTY, WASHINGTON. GEODESIC CONDUCTED ON-SITE INFILTRATION TESTING IN JULY 2016 AND DETERMINED TESTED INFILTRATION RATES BETWEEN 0.8 AND 1.1 INCHES PER HOUR AT A DEPTH OF 8 FEET BELOW GROUND SURFACE. ALTHOUGH THE HILLSBORO SILT LOAM IS CLASSIFIED AS AN "SG2" SOIL, THESE TESTED RATES ARE MORE REPRESENTATIVE OF AN "SG3" SOIL. BASED ON THE TESTED RATES AN "SG3" SOIL WILL BE ASSUMED FOR THE WWHM ANALYSIS DURING FINAL DESIGN.
 - STORMWATER RUNOFF FROM PARKING LOT WILL DRAIN TO THE BIORETENTION CELL LOCATED ALONG THE SOUTH PORTION OF THE SITE FOR TREATMENT. FOLLOWING TREATMENT THE RUNOFF WILL DRAIN INTO THE ROCK DETENTION SYSTEM WHERE THE RUNOFF WILL BE DETAINED, ALLOWING AS MUCH INFILTRATION BACK INTO THE GROUND TO OCCUR AS POSSIBLE, BEFORE BEING RELEASED TO THE EXISTING STORM SYSTEM IN NE 47TH AVENUE. ROOF RUNOFF WILL BE COLLECTED AND ROUTED DIRECTLY TO THE DETENTION SYSTEM BYPASSING TREATMENT.
 - THE STORMWATER SYSTEMS WILL BE DESIGNED IN CONFORMANCE WITH THE CLARK COUNTY STORMWATER ORDINANCE.
 - AN EASEMENT FOR STORMWATER FACILITY ACCESS AND INSPECTION WILL BE DEDICATED TO CLARK COUNTY AS REQUIRED.

UTILITY NOTES:

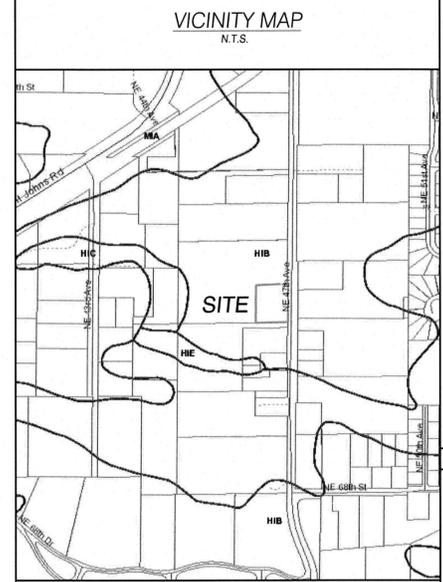
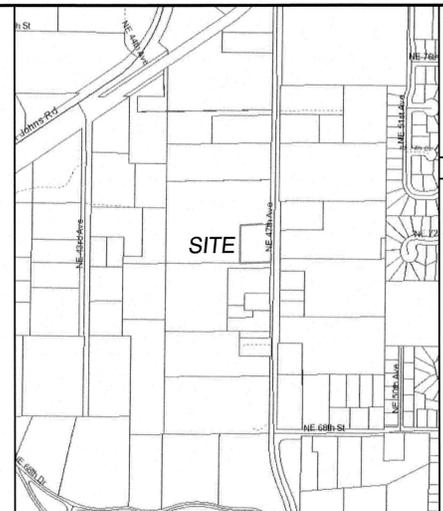
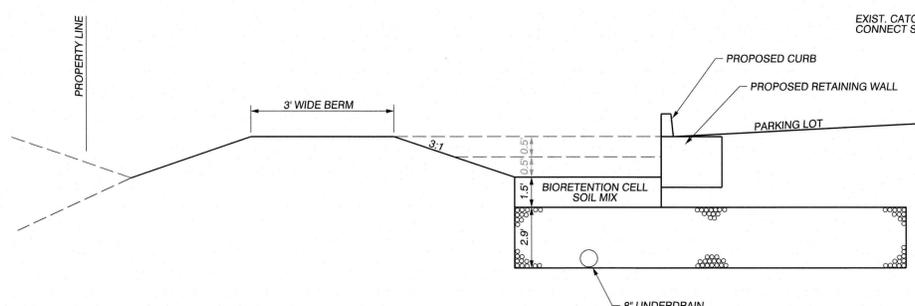
- SANITARY:**
- AN 8" SANITARY MAIN EXISTS WITHIN NE 47TH AVENUE WITH AN 8" STUB TO THIS PARCEL IN THE SOUTHEAST CORNER.
 - A NEW 6" LATERAL WILL BE EXTENDED TO THE EXISTING BUILDING FROM THE 8" STUB AS SHOWN.
 - AFTER CONNECTION TO THE NEW LATERAL THE EXISTING SEPTIC SYSTEM WILL BE ABANDONED PER CLARK HEALTH DISTRICT REQUIREMENTS.
 - A SANITARY SEWER EASEMENT (IF REQUIRED) WILL BE DEDICATED TO THE CITY OF VANCOUVER.
- WATER:**
- A 10" WATER MAIN EXISTS IN NE 47TH AVENUE WITH A WATER METER INSTALLED FOR THIS PARCEL CURRENTLY PROVIDING WATER SERVICE TO THE EXISTING BUILDING.
 - NO ADDITIONAL WATER SYSTEM DESIGN IS PROPOSED WITH THIS PROJECT.

UTILITY NOTES:

- STREETS:**
- NE 86TH STREET IS CLASSIFIED COMMERCIAL/INDUSTRIAL WITH PARKING (COUNTY DRAWING #10). FRONTAGE IMPROVEMENTS EXIST ALONG THE PROPOSED PROJECT'S FRONTAGE.
 - NO ADDITIONAL FRONTAGE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- EROSION CONTROL:**
- EROSION CONTROL BMP'S WILL BE DESIGNED DURING FINAL DESIGN.

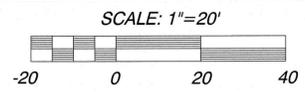


STORMWATER FACILITY CROSS-SECTION
N.T.S.



LEGEND

---	PERIMETER OF SITE	W	WATER SERVICE METER
- - -	RIGHT-OF-WAY LINE	T	TELEPHONE RISER
---	CENTERLINE OF ROAD	G	GAS RISER
---	FACE OF CURB	E	ELECTRIC RISER
---	LOT LINE	U	UTILITY POLE
- - -	EASEMENT LINE	U/L	UTILITY POLE W/ LIGHT
STM	STORM SEWER LINE	S	SIGN POST
STM	EXIST STORM SEWER		
SAN	SANITARY SEWER LINE		
SAN	EXIST SANITARY SEWER		
W	WATER SERVICE LINE		
W	EXIST WATER LINE		
123	GRADED CONTOUR LINE		
123	EXIST CONTOUR LINE		



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PRELIMINARY DEVELOPMENT PLAN FOR:
PACIFIC FOUNDATION
LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN, VANCOUVER, WA 98660



CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: CRW
DRAWN: CRW
CHECKED: PAT
DATE: JANUARY 2018
SCALE: H: 1"=20'
V:
COPYRIGHT 2018, OLSON ENGINEERING, INC.
PACIFIC FOUNDATION
JOB NO.: 9661.01.01
SHEET
C1.0

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