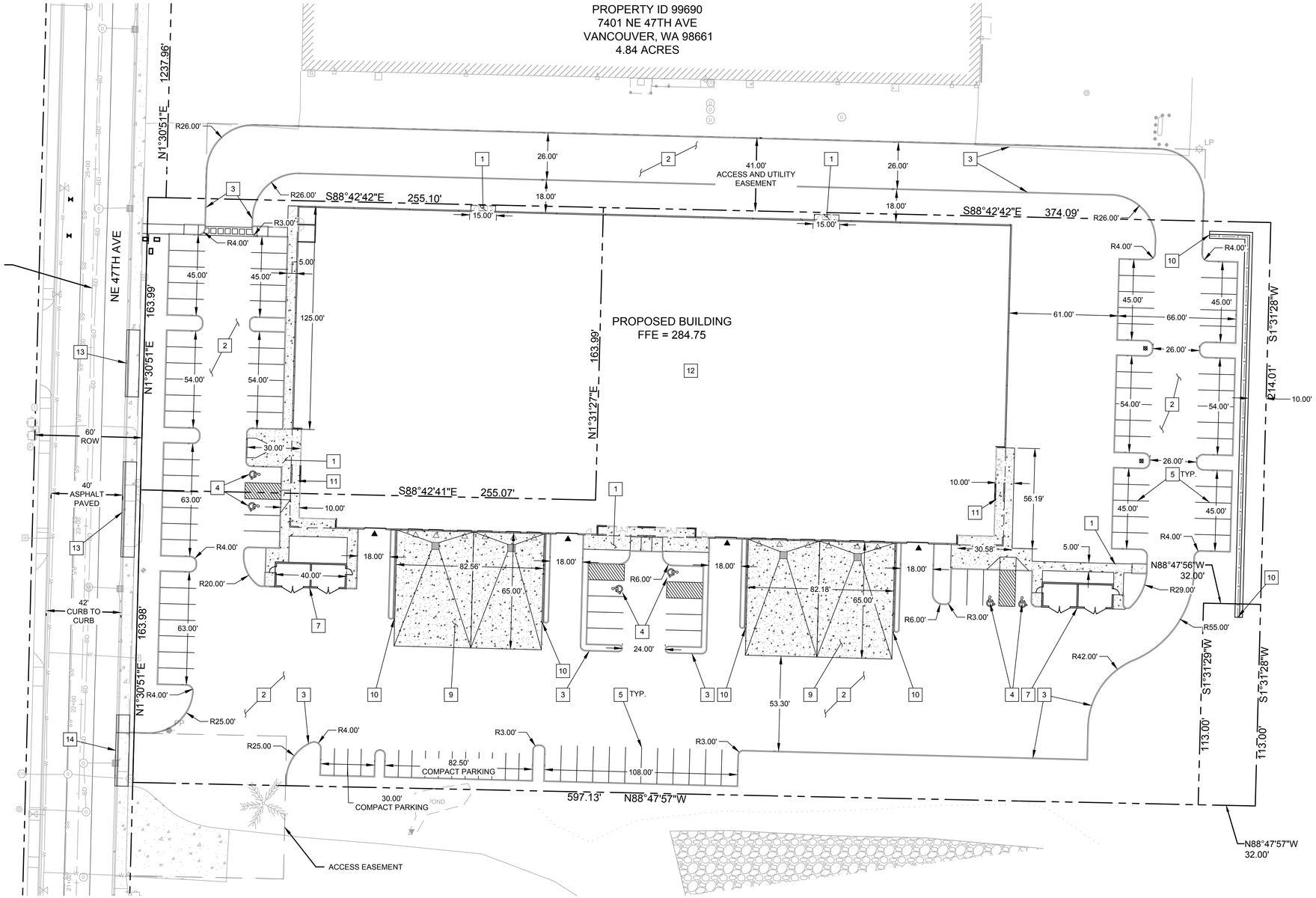


LEGEND

- PROPERTY LINE
- PROPOSED EDGE OF SIDEWALK
- PROPOSED CURB
- PROPOSED PARKING STRIPING
- PROPOSED BUILDING EDGE
- PROPOSED EDGE OF CONCRETE
- PROPOSED WALL
- PROPOSED TRUCK LOADING DOCK
- PROPOSED ADA PARKING SYMBOL
- PROPOSED BUILDING DOORWAY
- PROPOSED STORMWATER CATCH BASIN
- PROPOSED BIKE RACK
- PROPOSED ACCESS GATE
- PROPOSED NO PARKING STRIPING
- PROPOSED CONCRETE
- PROPOSED FENCE

CONSTRUCTION NOTES

1. PROPOSED CONCRETE SIDEWALK.
2. PROPOSED ASPHALT.
3. PROPOSED STANDARD CONCRETE CURB.
4. PROPOSED ADA PARKING STALL, STRIPING, AND SIGNAGE. CONTRACTOR TO VERIFY GRADES DO NOT EXCEED 2% IN ANY DIRECTION.
5. PROPOSED WHITE PARKING STRIPING.
6. PROPOSED ADA RAMP, CURB AND, DETECTABLE WARNING SURFACE.
7. PROPOSED TRASH ENCLOSURE AREA. SEE ARCHITECTURAL PLANS
8. PROPOSED ACCESS GATE SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS
9. PROPOSED CONCRETE LOADING DOCK AREA
10. PROPOSED WALL WITH FALL PROTECTION FENCE
11. PROPOSED BIKE RACK
12. PROPOSED BUILDING
13. REMOVE EXISTING DRIVEWAY. INSTALL PROPOSED CURB, GUTTER, AND SIDEWALK TO CLARK COUNTY STANDARDS.
14. PROPOSED DRIVEWAY WIDENING PER CLARK COUNTY STANDARDS.

LOT INFORMATION

LOT AREA: 206,044 SF
PROPOSED BUILDING AREA: 70,997 SF
NUMBER OF STANDARD PARKING STALLS : 90
NUMBER OF COMPACT PARKING STALLS: 15
NUMBER OF ADA ACCESSIBLE PARKING STALLS : 6

BENCHMARK INFORMATION

THE BENCHMARK USED FOR THIS PROJECT IS AN OPUS-DERIVED ELEVATION ON A NAIL WITH FLAGGING LOCATED APPROXIMATELY 16' NORTHEASTERLY OF A CATCH BASIN ON THE EASTSIDE OF THE ROAD, BETWEEN THE BACK OF WALK AND FENCE.

ELEVATION: 290.03' NAVD 88 (GEOID 12B)

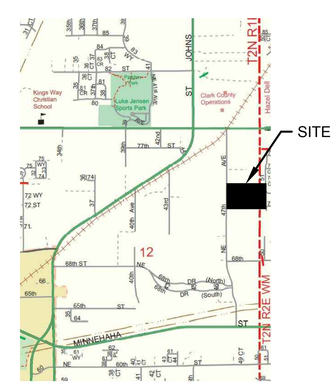
BASIS OF BEARING

THE BASIS OF BEARING IS PER SURVEY NUMBER BOOK 66, PAGE 69, CLARK COUNTY SURVEY RECORDS. THIS IS NOT A RECORDABLE BOUNDARY SURVEY.

SITE INFORMATION

ADDRESS-
7203, 7205, AND 7220 NE 47TH AVE
VANCOUVER, WA 98661

LOT 9 AND A PORTION OF LOT 8, OF BAR ACRES
IN THE SE 1/4 OF THE NE 1/4,
OF SECTION 12, T. 2 N., R 1 E., W.M.M
CLARK COUNTY, VANCOUVER, WASHINGTON



VICINITY MAP
NTS

SCALE IN FEET: 30 0 30 60

PRELIMINARY NOT FOR CONSTRUCTION

ISSUED DATE
7/17/19 – RESPONSE TO COUNTY COMMENTS

DOWL
720 SW Washington Street, #750
Portland, Oregon 97205
971.222.1201
DOWL FILE No: 14519

CIDA
1991 2016
ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670
WWW.CIDAINC.COM

(NEW CONSTRUCTION) FOR
RUBBER & PLASTICS
SE QTR OF SECTION 12 T2N R1E WM 99701 & 99702
Vancouver, WA 98661

SITE PLAN
C2.0

JOB NO. 170139.02

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