

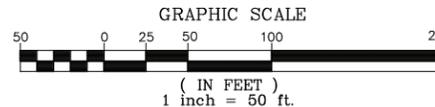
DESIGN & DEVELOPMENT TEAM

PROPERTY OWNER: CIVIL ENGINEER/PLANNER/CONTACT:
 TYC, LLC
 PO BOX 611
 VANCOUVER, WA 98666

TAX LOT 63
SN# 211265-000

SURVEYOR:
 MINISTER & GLAESER SURVEYING, INC
 DANIEL RENTON
 2200 E. EVERGREEN BLVD
 VANCOUVER, WA 98661
 PHONE: (360) 694-3313

GEOTECHNICAL ENGINEER:
 CORNFORTH CONSULTANTS
 10250 S.W. GREENBURG ROAD, SUITE 111
 PORTLAND, OR 97223
 OFFICE PHONE: (503) 452-1100



PAC2016-00166

TYC LLC YARD & GARDEN
 A Preliminary Site Plan within
 a portion of the SW 1/4 of
 Sec. 09, T4N., R1E., W.M.
 Clark County, Washington

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

STERLING DESIGN, INC.

PROPOSED TYPE II SITE
 DEVELOPMENT PLAN

TYC LLC YARD & GARDEN

Project:



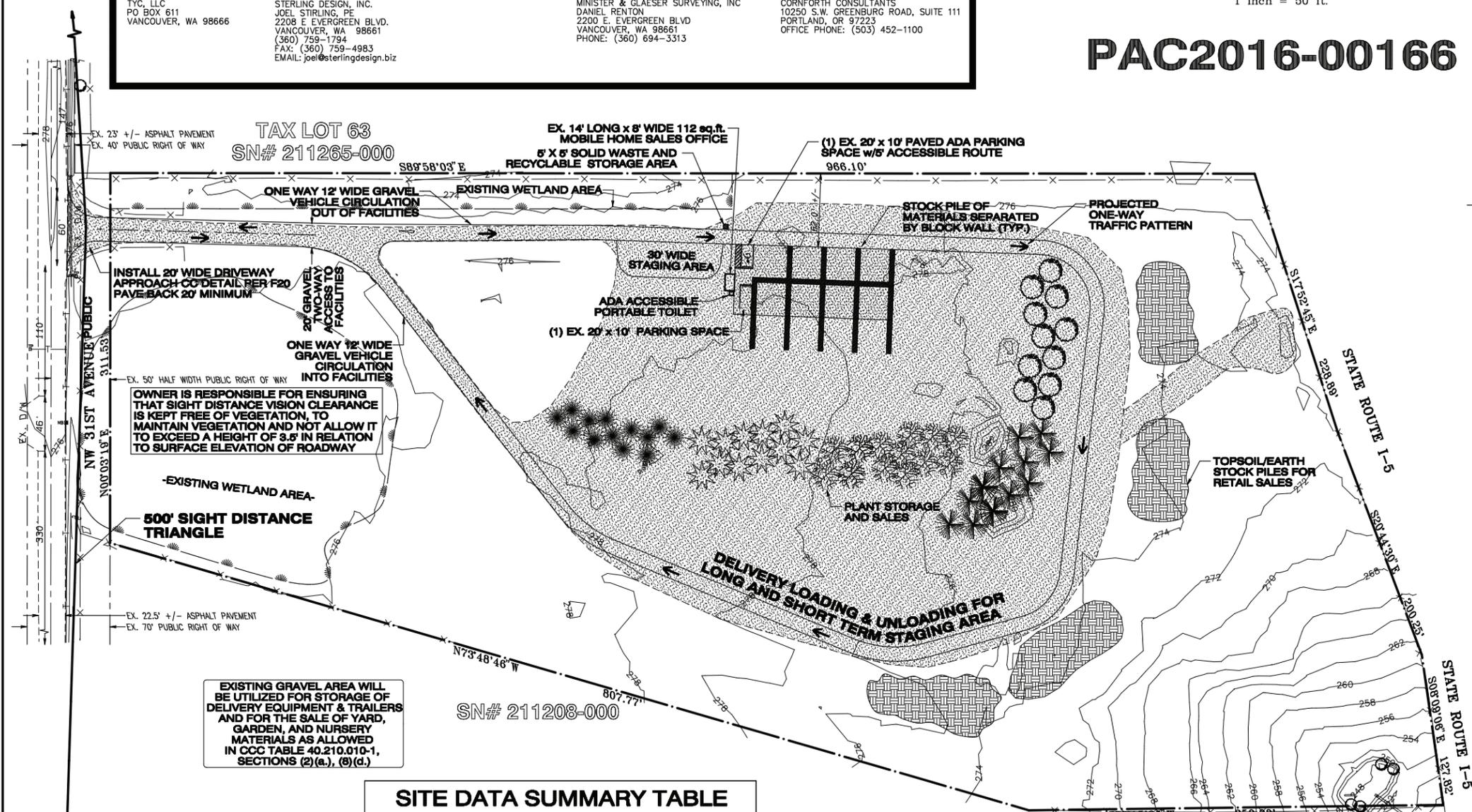
Scale: AS SHOWN

Project Number: 492

Design/Drawn: JGS/BC

Drawing Date: JAN. 2018

Sheet 1 of 5 Sheet(s)



VICINITY MAP (NTS)

OWNER:
 TYC LLC
 PO BOX 611
 VANCOUVER WA, 98666

APPLICANT/CONTACT:
 JOEL STIRLING
 2208 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 PH.: (360) 759-1794
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 EMAIL: JOEL@STERLINGDESIGN.BIZ

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SITE DATA:

- TAX LOT NUMBER: 3
- SERIAL NUMBER: 211208-005
- AREA: 10.96 ACRES
- ZONING: AG-20
- COMPREHENSIVE PLAN: AG

SITE DATA SUMMARY TABLE

ZONE: AG-20	TOTAL SITE AREA: 10.96 ACRES/ 477,418 SQ. FT.
GROSS AREA INVENTORY	
EXISTING IMPERVIOUS AREA:	162,322 SQ. FT. 34%
-GRAVEL	154,267 SQ. FT.
-BUILDINGS	112 SQ. FT.
-PAVED ASPHALT	7,943 SQ. FT.
LANDSCAPE AREA	315,096 SQ. FT. 66%
TOTAL SITE AREA: 10.96 ACRES/ 477,418 SQ. FT.	100%
PARKING SUMMARY REQUIRED PARKING	
STANDARD PARKING STALLS	1
HANDICAP PARKING STALLS	1
TOTAL PARKING PROPOSED STALLS:	2
REQUIRED OFFICE PARKING:	1 SPACE/400SF=112SF/400SF= 0.28 SPACES REQUIRED

9. PROPOSED DEVELOPMENT PLAN

GENERAL INFORMATION

- APPLICANT/CONTACT: JOEL STIRLING, 2208 E. EVERGREEN BLVD., VANCOUVER, WA 98661, PH. (360) 759-1794, JOEL@STERLINGDESIGN.BIZ
- PROPERTY OWNER: TYC, LLC, PO BOX 611, VANCOUVER, WA 98666
- AREA: 10.96 ACRES
- SERIAL NUMBER: 211208-005
- ZONING: AG-20
- COMPREHENSIVE PLAN: AG

EXISTING CONDITIONS

Environmental

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

Land Use and Transportation

- THE PROPOSED SITE AREA IS APPROX. 10.96 ACRES. THE LAYOUT AND DIMENSIONS OF EXISTING PARCELS ARE SHOWN ON PLAN.
- THERE ARE EXISTING STRUCTURES ON THE SITE THAT WILL REMAIN.
- EXISTING ACCESS, DRAINAGE & UTILITY EASEMENT LOCATIONS & WIDTHS ARE AS SHOWN THIS SHEET.
- NAME, LOCATION & WIDTH OF EXISTING RIGHT OF WAY IS SHOWN ON PLAN.
- LOCATIONS & DIMENSIONS OF CENTERLINE & RIGHT-OF-WAY FOR NW 31st STREET ARE SHOWN.
- NAME, LOCATION, WIDTH & SURFACING MATERIAL OF ROADWAY & EASEMENTS AND WHETHER PUBLIC OR PRIVATE ARE SHOWN ON THIS PLAN.
- LOCATION OF EXISTING DRIVEWAYS ALONG WITH SPACING FROM EDGE TO EDGE ALONG NW 31st STREET IS SHOWN ON PLAN.
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN 100' OF THE SITE ARE AS SHOWN ON THE PLAN.
- THERE ARE NO TRANSIT ROUTES & STOPS WITHIN 600' OF THE DEVELOPMENT SITE. (PER THE GIS PACKET)

Water and Sewer

- THERE ARE NO EXISTING FIRE HYDRANTS ON OR NEAR THE SITE.
- THERE ARE NO EXISTING SEWAGE DISPOSAL SYSTEMS AND WELLS WITHIN 100' OF THE PROPOSED SITE PER AVAILABLE CLARK COUNTY HEALTH DEPARTMENT RECORDS.

PROPOSED IMPROVEMENTS

Environmental

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

Land Use and Transportation

- THE CONFIGURATION & DIMENSIONS OF BOUNDARIES, PROPOSED LOTS, DRAINAGE TRACTS & EASEMENTS ARE SHOWN ON THE PLANS. THERE ARE NO PARKS OR OPEN SPACES PROPOSED ON SITE.
- DIMENSIONS OF ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN.
- THERE ARE EXISTING STRUCTURES ON THE SITE.
- ALL LOCATIONS AND DIMENSIONS OF ROAD RIGHT-OF-WAYS ON OR ADJACENT TO THE SITE ARE SHOWN ON THE PLAN.
- PEDESTRIAN FACILITIES ARE PROPOSED WITH THIS PROJECT AS SHOWN.
- THERE ARE NO TRANSIT ROUTES FRONTING THE SITE.
- LOCATION AND WIDTH OF PROPOSED PEDESTRIAN IMPROVEMENTS ARE SHOWN ON PLAN, AND THERE ARE NO NEW BICYCLE IMPROVEMENTS PROPOSED.
- THE PROPOSED SITE IS NOT LOCATED WITHIN MK DISTRICT.
- LOCATION, WIDTH & SURFACE MATERIAL OF PROPOSED ROADWAY AND WHETHER PUBLIC OR PRIVATE IS SHOWN ON PLAN.
- ALL ROAD GRADES ARE LESS THAN 15% ON THE SITE AND WITHIN 500' OF THE SITE.
- ALL ROADS THAT PROVIDE ACCESS TO SITE WITHIN 500' OF THE SITE ARE SHOWN ON THIS PLAN.
- SITE DISTANCE AT ALL INTERSECTIONS AND DRIVEWAYS CAN MEET THE REQUIREMENTS OF THE CLARK COUNTY ROAD STANDARDS AT THE TIME OF SITE DEVELOPMENT.
- LOCATION OF ALL PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.

LANDSCAPE PLAN

REFER TO SHEET 5.

SIGN PLAN

- NO SIGNS PROPOSED AT THIS TIME.

OUTDOOR LIGHTING PLAN

REFER TO SHEET 5.

SITE INFORMATION

ALIGNMENT & FIELD DATA:
 MINISTER & GLAESER SURVEYING, INC. (360) 694-3313

SOIL TYPE(S): HYDROLOGIC GROUP: AASHTO CLASSIFICATION:
 S1B, OdB, GeD D, C A-4, A-6

SOILS TESTING BY: CORNFORTH CONSULTANTS (503) 452-1100 DATE: 4/12/12

SITE LOCATION: CLARK COUNTY, WA APPROX. SURFACE ELEV.: 248'-282'

SITE AREA: 10.96 ACRES FILENAME: S\1\492-Pre Application.PRD

BENCH MARK:
 VERTICAL DATUM (NAVD88): VERTICAL CONTROL WAS ESTABLISHED USING RTK GPS RECEIVING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN).