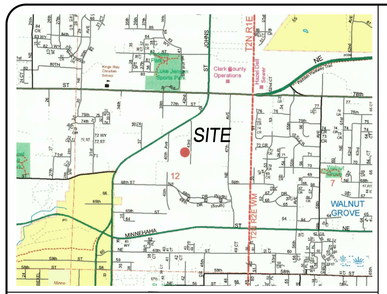


VICINITY MAP SEC. 12 T2N R1E W.M.
NTS

SITE PLAN NOTES

EXISTING SITE DATA:

PRESENT USE:	VACANT AND UNUSED
EXISTING ZONING:	LIGHT INDUSTRIAL (IL)
GROSS SITE AREA:	PARCEL 149166-000 IS 0.91 ACRES (39,640 SF) ACCORDING TO CLARK COUNTY GIS, 0.91 ACRES (39,495 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.
TRANSIT ROUTES & STOPS:	ALONG ST. JOHNS ROAD NEAR THE INTERSECTION WITH NE 43RD AVENUE, C-TRAN ROUTE #25.

PROPOSED SITE DATA:

PROPOSED PROJECT:	LIGHT INDUSTRIAL DEVELOPMENT
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	REFER TO ENGINEERING PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	REFER TO ENGINEERING PLANS
PROPOSED LOADING ZONES:	AS SHOWN
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED, SEE NOTE #1
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 SIGNS (SIGN PLAN):	NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING:	AS SHOWN
PROPOSED LOTS, TRACTS, ETC:	NONE PROPOSED
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS:	AS SHOWN
PROPOSED PARKING:	AS SHOWN

1. THERE IS AN EXISTING SEPTIC DRAINFIELD IN THE SOUTHWEST CORNER OF THE SUBJECT PARCEL ASSOCIATED WITH THE BUILDING ON PARCEL 149321-000 TO THE WEST. THE DRAINFIELD IS TO REMAIN.

THE FULL-WIDTH PAVED SECTION OF NE 43RD AVENUE 500' NORTH OF THE PROJECT BOUNDARY IS 36'.

SIGHT DISTANCE STANDARDS ARE MET AT ALL ACCESS POINTS.

SITE PLAN CALCULATIONS

TOTAL SITE AREA	39,495 SF
BUILDING AREA	14,333 SF (36.3%)
LANDSCAPE AREA	7,088 SF (17.9%)
PAVED AREA	18,074 SF (45.8%)

PARKING CALCULATIONS

OVERALL PARKING REQUIRED	14,333 SF LIGHT INDUSTRIAL USE 14,333 / 500 (1 STALL PER 500 SF) = 29 STALLS
PARKING PROVIDED	31 PARKING STALLS, WHICH INCLUDES: 27 STANDARD STALLS, WHICH INCLUDES 1 ADA STALL. 4 COMPACT STALLS

SOLID WASTE AND RECYCLING CALCULATIONS

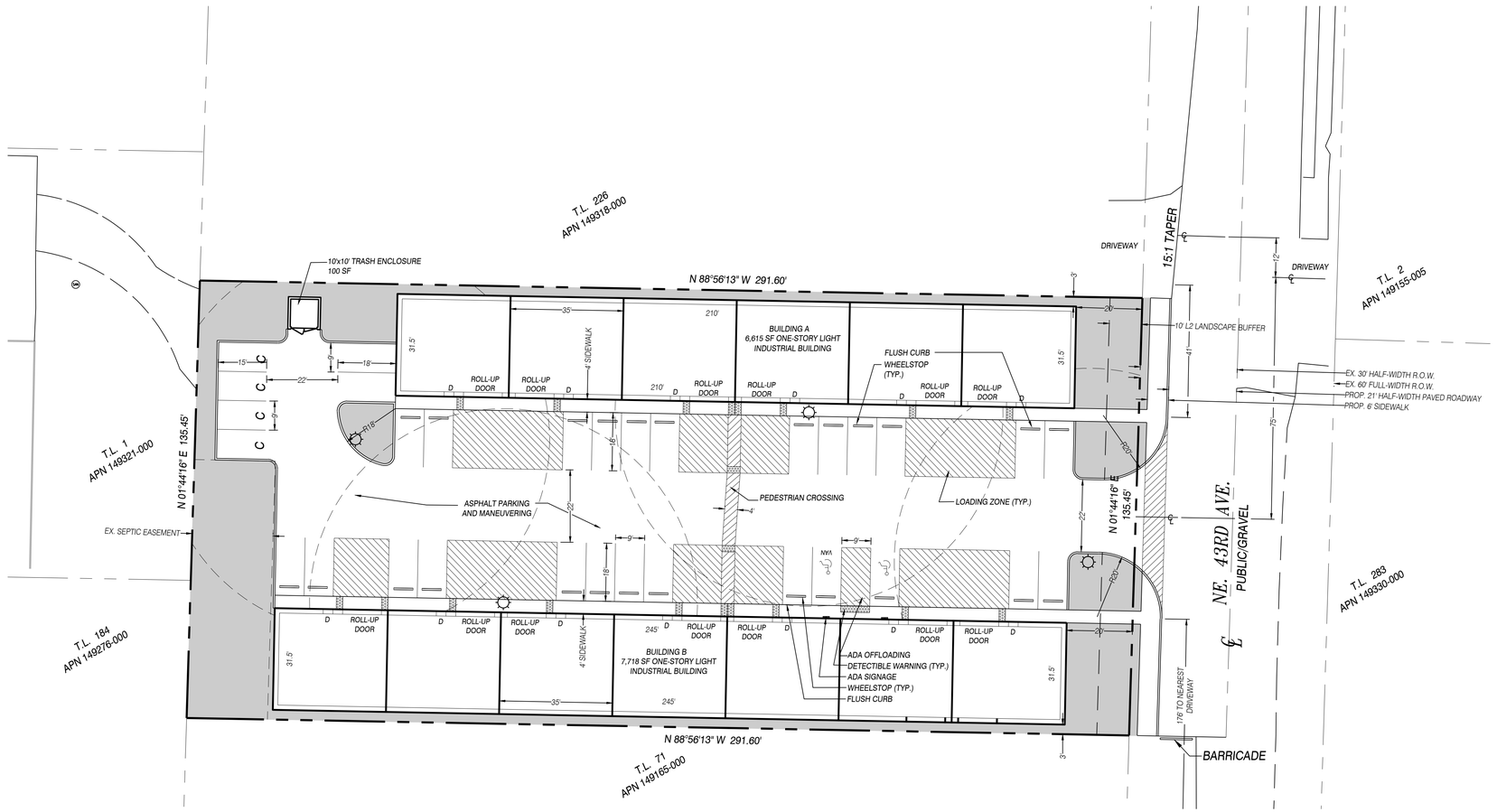
AREA REQUIRED	10 SF + (4 x (14,333 / 1000)) = 67 SF
AREA PROPOSED	100 SF

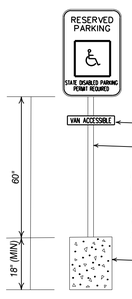
EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE IN ACCORDANCE WITH CCC 40.340.010(A)(7).

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.

LEGEND

- OFFSITE BUILDING
- PROPOSED BUILDING
- LANDSCAPE BUFFER LINE
- EXISTING EASEMENT
- 1 FC PHOTOMETRIC LINE
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- GRAVEL ROAD/STREET/DRIVEWAY
- SIDEWALK/CONC. PAD/TRAIL
- TRASH ENCLOSURE
- ADJACENT TAXLOT
- LIGHT
- WHEELSTOP
- SIGN
- CENTERLINE
- LANDSCAPE AREA





1) HANDICAPPED SIGN SHALL BE 70 SQ.IN.(MIN) PORCELAIN ON STEEL.

2) BEADED TEXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING "STATE DISABLED PARKING PERMIT REQUIRED".

3) SIGN PROVIDED BY CONTRACTOR.

VAN PARKING (WHERE REQUIRED)

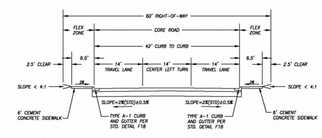
2" (ID) STANDARD GALVANIZED PIPE

18" DIAMETER POURED CONCRETE BASE

EVERY ACCESSIBLE PARKING SPACE WILL BE IDENTIFIED BY A SIGN, LOCATED AT 60 INCHES TO THE BOTTOM OF THE SIGN ABOVE THE PARKING SURFACE, LOCATED AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE INTERNATIONAL SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED". VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN IDENTIFYING THE SPACES AS "VAN ACCESSIBLE" WAC 51-20-3107(C).

ADA AISLE WIDTHS SHALL BE 8' FOR VAN ACCESSIBLE AND 5' OTHERWISE. SLOPES SHALL BE LESS THAN 5%. THE INTERNATIONAL SYMBOL USED WITHIN A PARKING SPACE SHALL BE 'WHITE ON BLUE' BACKGROUND. SEE ENGINEERING PLANS FOR RAMP AND SYMBOL DETAILS.

NOT TO SCALE



CLARK COUNTY ROAD STANDARDS
STANDARD DRAWING 8
LOCAL COMMERCIAL/INDUSTRIAL
ACTUAL IMPROVEMENTS MAY DIFFER
FROM STANDARD DETAIL
NE 43RD AVENUE HALF-WIDTH
NOT TO SCALE

APPLICANT/OWNER:
PROVISION INVESTMENTS, INC.
6715 NE 63RD STREET SUITE ~~10~~ ~~414~~ 103-413
VANCOUVER, WA 98661
(360) 903-9343
FAX UNAVAILABLE
andreyb@provisiongroupllc.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mikeo@olsonengr.com

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

PLOT: consultant3.ctb
FILE: J:\data\A10000\A10000\A10040\A10048\Planning\A10048.p.siteplan.prelim.dwg

PRELIMINARY SITE AND LIGHTING PLAN FOR:

43RD AVENUE LIGHT INDUSTRIAL

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
360-695-1385
503-328-9688
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

KURT F. STONEX
STATE OF WASHINGTON
26352
REGISTERED PROFESSIONAL ENGINEER
07/23/2020

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: MRO
DRAWN: MRO
CHECKED: KFS
DATE: JULY 2020
SCALE: H: 1" = 20' V:

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43RD AVENUE LIGHT INDUSTRIAL
JOB NO. A10048.01.01

SHEET
SP1.0