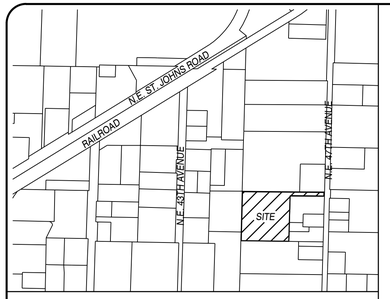


VICINITY MAP SEC. 12 T2N R1E W.M.
NTS

SITE PLAN NOTES

EXISTING SITE DATA:

PRESENT USE:	VACANT LAND
EXISTING ZONING:	LIGHT INDUSTRIAL (IL)
GROSS SITE AREA:	PARCEL 99749-000 IS 3.62 ACRES (157687 SF) ACCORDING TO MINSTER-GLAESER SURVEYING INC.

TRANSIT ROUTES & STOPS: NEAREST STOP APPROXIMATELY 1/2 MILE ALONG N.E. 78TH STREET, C-TRAN ROUTE #78.

SURROUNDING USES WITHIN 100' OF THE SITE:
NORTH, SOUTH, WEST: RESIDENTIAL AND LIGHT INDUSTRIAL USES ON LI-ZONED PROPERTY.
EAST: N.E.47TH STREET AND LIGHT INDUSTRIAL USES AND VACANT LAND ON IL-ZONED PROPERTY.

PROPOSED SITE DATA:
PROPOSED USE: PHASE 2: CONSTRUCTION MATERIAL STORAGE, FLEET PARKING AND 16,800 SQUARE FOOT BUILDING WITH ASSOCIATED PARKING.

WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	REFER TO PRELIM. ENGINEERING PLAN
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	PEDESTRIAN FACILITIES AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	AS SHOWN ON CONCEPTUAL ENGINEERING PLAN
PROPOSED VEHICLE PARKING:	AS SHOWN
PROPOSED BICYCLE PARKING:	NONE PROPOSED
PROPOSED LOADING ZONES:	AS SHOWN
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK/RECREATIONAL FEATURES:	NONE PROPOSED
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE PROPOSED
PROPOSED SIGNS:	NONE PROPOSED
PROPOSED LIGHTING:	AS SHOWN
PROPOSED LOTS, TRACTS, ETC:	NONE PROPOSED
EXISTING BUILDINGS TO REMAIN:	NO EXISTING BUILDINGS
PROPOSED LANDSCAPING:	TO BE SHOWN ON PRELIMINARY LANDSCAPING PLAN
PROPOSED BUILDINGS:	AS SHOWN ON SHEET SP1.1 AND SP1.2
PROPOSED FENCES:	AS SHOWN ON LANDSCAPE PLAN

THE FULL-WIDTH PAVED SECTION OF NE 47TH STREET 500' WEST OF THE PROJECT BOUNDARY IS 60'.
THE FULL-WIDTH PAVED SECTION OF NE 47TH STREET 500' EAST OF THE PROJECT BOUNDARY IS 60'.
SIGHT DISTANCE STANDARDS IS MET AT THE ACCESS POINT.

IF ANY CULTURAL OR HISTORICAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION ("DAHP") IN OLYMPIA AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES MUST BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY SUBJECT TO IMPRISONMENT AND / OR FINES.

PARKING CALCULATIONS:

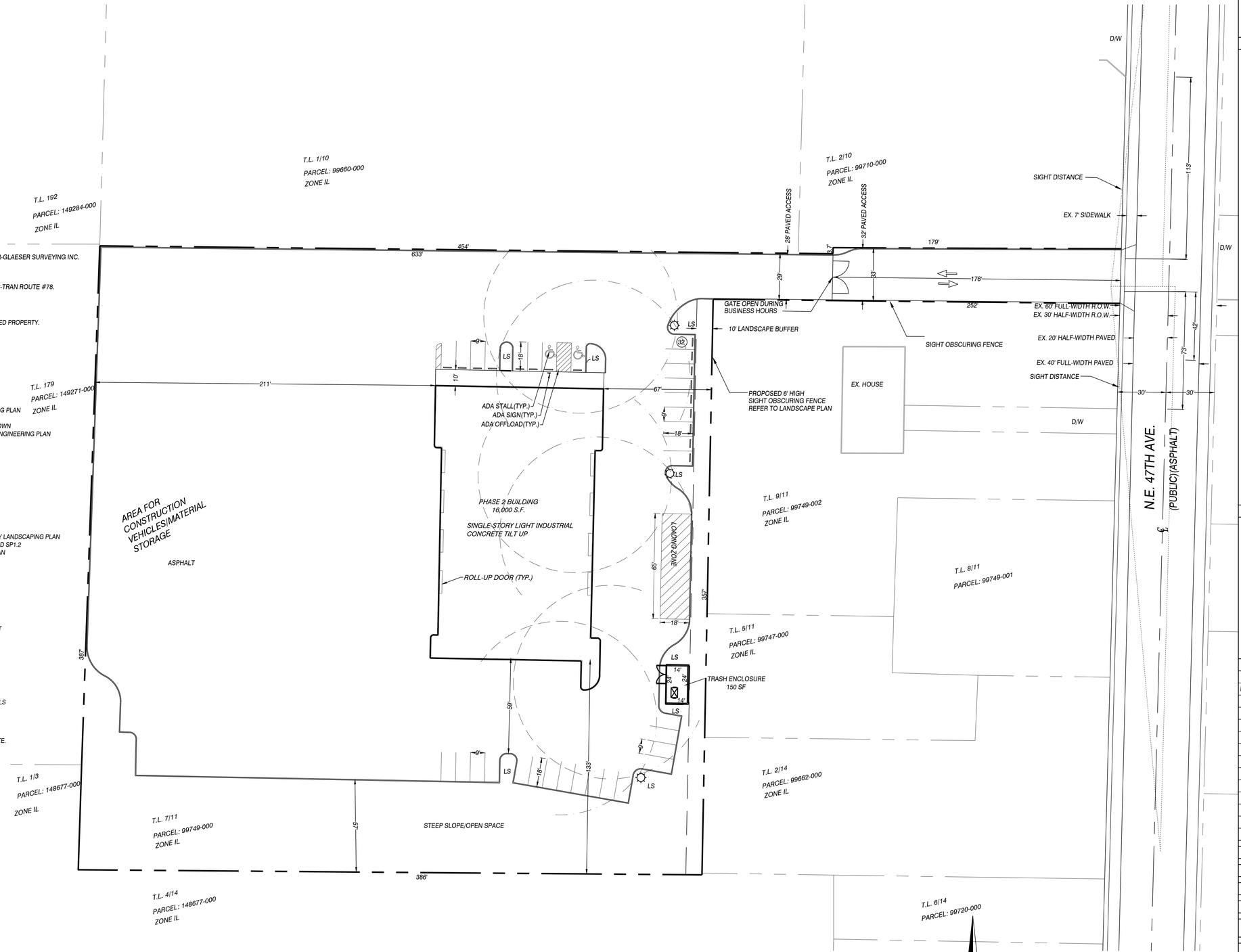
LIGHT INDUSTRIAL PARKING REQUIRED:	16,000 SF / 500 (1 STALL PER 500 SF) = 32 STALLS
PARKING REQUIRED:	32 STALLS
PARKING PROVIDED:	32 STANDARD STALLS, WHICH INCLUDES 2 ADA STALLS

PARKING NOTES

2. ALL SURFACE PARKING STALLS HAVE A 3-FOOT CONCRETE/LANDSCAPE OVERHANG, UNLESS SHOWN OTHERWISE. LANDSCAPE AND SIDEWALK WIDTHS HAVE BEEN INCREASED BY 3 FEET TO COMPENSATE.

SOLID WASTE AND RECYCLING:

AREA REQUIRED	10 + ([16,000 SF / 1,000 SF] x 4) = 104 SF
AREA PROPOSED	380 SF



LEGEND:

- PROPOSED BUILDING
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- SETBACK LINE
- ROAD CENTERLINE
- TRASH ENCLOSURE
- ADJACENT TAXLOT
- ILLUMINATION
- LIGHT
- WHEELSTOP

*SURVEY BASE FILE PROVIDED BY MINSTER-GLAESER SURVEYING INC.
*ARCHITECTURAL BASE FILE PROVIDED BY WILSON ARCHITECTS, PLLC

APPLICANT/OWNER:
DIETRICH TRUCKING, LLC
ATTN: RICHARD DIETRICH
7211 NE 143RD AVENUE STE A
VANCOUVER, WA 98661
(360) 448-0455
FAX UNAVAILABLE
richardd@dietrichtrucking.com

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

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 INCH = 30 FEET

PLOT: consultant3.ctb
FILE: J:\data\9000\9800\9820\9827\Planning\Prelim\9827.p.prelim.phase 2.dwg

PRELIMINARY SITE PLAN FOR:

DIETRICH TRUCKING - PHASE 2

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9289

KURT F. STONEY
STATE OF WASHINGTON
26352
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
4-15-20

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED: WILSON ARCHITECTS, PLLC
DRAWN: ISF / JEC
CHECKED: KFS
DATE: APRIL 2020
SCALE: H: 1" = 30' V:

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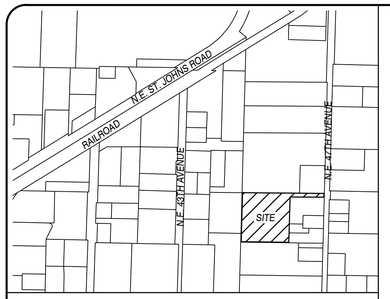
DIETRICH TRUCKING -PHASE 1
JOB NO. 9827.01.01

SHEET
SP.1.1



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

SITE PLAN NOTES

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EXISTING ZONING:	LIGHT INDUSTRIAL (IL)
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SURROUNDING USES WITHIN 100' OF THE SITE:

NORTH, SOUTH, WEST:	RESIDENTIAL AND LIGHT INDUSTRIAL USES ON LI - ZONED PROPERTY.
EAST:	ACROSS N.E.47TH STREET AND LIGHT INDUSTRIAL USES AND VACANT LAND ON IL - ZONED PROPERTY.

PROPOSED SITE DATA:

PROPOSED SITE PHASE 1: CONSTRUCTION VEHICLE PARKING, MATERIAL STORAGE, PAVED AND GRAVEL AREAS.

WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	AS SHOWN
	NONE PROPOSED
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	REFER TO ENGINEERING PLAN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	CONSTRUCTION VEHICLES
PROPOSED VEHICLE PARKING:	NONE PROPOSED
PROPOSED LOADING ZONES:	NONE PROPOSED
PROPOSED SEPTIC SYSTEMS:	OPEN SPACE AS SHOWN
PROPOSED OPEN SPACE/PARK/RECREATIONAL FEATURES:	NONE PROPOSED
PROPOSED TRANSIT FACILITIES:	
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN
PROPOSED SIGNS:	NONE PROPOSED
PROPOSED LIGHTING:	AS SHOWN
PROPOSED LOTS, TRACTS, ETC:	NONE PROPOSED
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING:	REFER TO LANDSCAPE PLAN
PROPOSED BUILDINGS:	NONE PROPOSED
PROPOSED FENCES:	REFER TO LANDSCAPE PLAN

THE FULL-WIDTH PAVED SECTION OF NE 47TH STREET 500' WEST OF THE PROJECT BOUNDARY IS 60'.
THE FULL-WIDTH PAVED SECTION OF NE 47TH STREET 500' EAST OF THE PROJECT BOUNDARY IS 60'.
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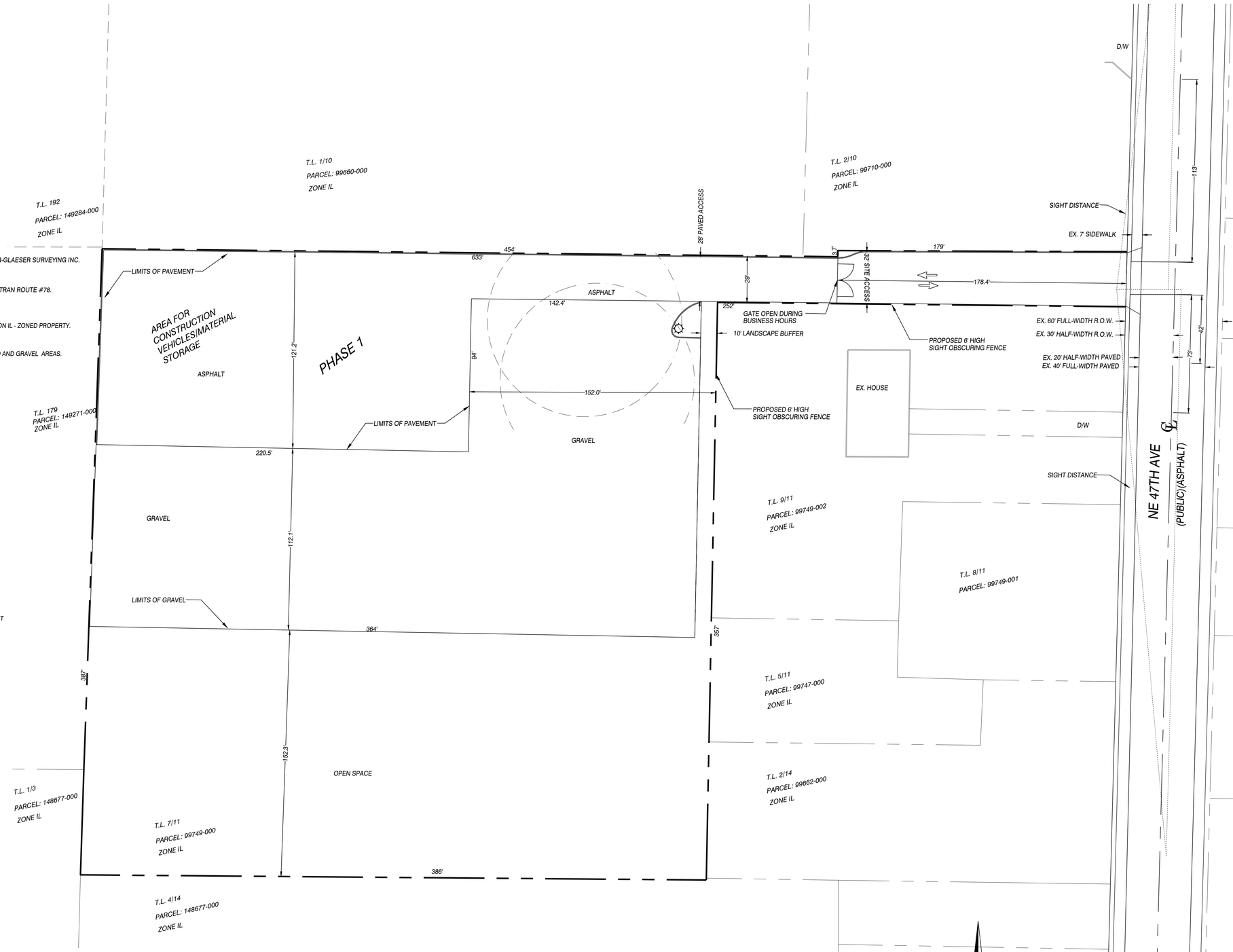

LEGEND:

- GRAVEL
- EDGE OF PAVEMENT
- PROPERTY LINE
- LANDSCAPE BUFFER
- ROAD CENTERLINE
- ADJACENT TAXLOT
- ILLUMINATION
- LIGHT

APPLICANT/OWNER:
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PLOT: consultant3.ctb
FILE: J:\data\9000\9800\9820\9827\Planning\Prelim\9827.p.prelim.phase 1.dwg

*SURVEY BASE FILE PROVIDED BY MINSTER-GLAESER SURVEYING INC.
*ARCHITECTURAL BASE FILE PROVIDED BY WILSON ARCHITECTS, PLLC

PRELIMINARY1 SITE PLAN FOR:

DIETRICH TRUCKING - PHASE 1

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9289

KURT F. STONEX
STATE OF WASHINGTON
26352
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
4-15-20

CHANGES / REVISIONS

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SCALE: H: 1" = 30' V:

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DIETRICH TRUCKING -PHASE 1
JOB NO. 9827.01.01

SHEET
SP1.0