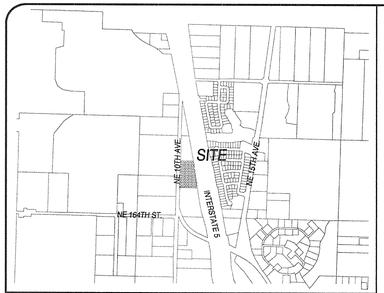
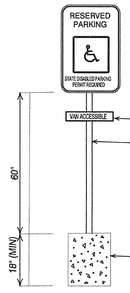


VICINITY MAP SEC. 14 T3N R1E W.M.

NTS



NOT TO SCALE

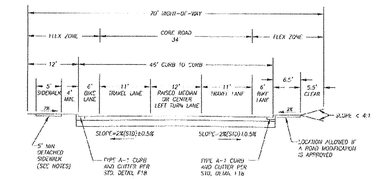
1) HANDICAPPED SIGN SHALL BE 70 SQ.IN.(MIN) PORCELAIN ON STEEL.

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

3) SIGN PROVIDED BY CONTRACTOR.

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.



CLARK COUNTY ROAD STANDARDS
STANDARD DRAWING 5
URBAN COLLECTOR (C-2cb)
2-LANE W/ CENTER LEFT TURN & BIKE LANES
NE 10TH AVENUE HALF-WIDTH
NOT TO SCALE

SITE PLAN NOTES

EXISTING SITE DATA:

PRESENT USE:	VACANT AND UNUSED
EXISTING ZONING:	IL
GROSS SITE AREA:	PARCEL 181946-000 IS 2.82 ACRES (122,839 SF) ACCORDING TO CLARK COUNTY GIS, 2.49 ACRES (108,529 SF) ACCORDING TO SURVEY BY LEHNERR SURVEYING P.L.L.C. DATED DECEMBER, 2014.
TRANSIT ROUTES & STOPS:	NONE IN THE VICINITY OF THE SITE.

PROPOSED SITE DATA:

PROPOSED PROJECT:	WAREHOUSE
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	REFER TO ENGINEERING PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED, R.O.W. DEDICATION AS REQUIRED
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:	AS SHOWN
PROPOSED OPEN SPACE/PARK:	AS SHOWN
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 ON THE LIGHTING PLAN
PROPOSED LOTS, TRACTS, ETC:	NONE
EXISTING BUILDINGS TO REMAIN:	NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS:	AS SHOWN
PROPOSED PARKING:	AS SHOWN

THE FULL-WIDTH PAVED SECTION OF NE 10TH AVENUE 500' NORTH OF THE PROJECT BOUNDARY IS 22'.
THE FULL-WIDTH PAVED SECTION OF NE 164TH STREET 500' SOUTH OF THE PROJECT BOUNDARY IS 20'.

SIGHT DISTANCE STANDARDS ARE MET AT ALL ACCESS POINTS.

PARKING CALCULATIONS

PARKING REQUIRED	6,520 SF / 1,500 (1 STALL PER 1,500 SF) = 4 STALLS
PARKING PROVIDED	40 PARKING STALLS, WHICH INCLUDES: 27 STANDARD STALLS, WHICH INCLUDES 2 ADA STALL. 13 COMPACT STALLS

PARKING NOTES

1. ALL SURFACE PARKING STALLS HAVE A 3-FOOT OVERHANG PROVIDED BY WHEELSTOPS.

SOLID WASTE AND RECYCLING CALCULATIONS

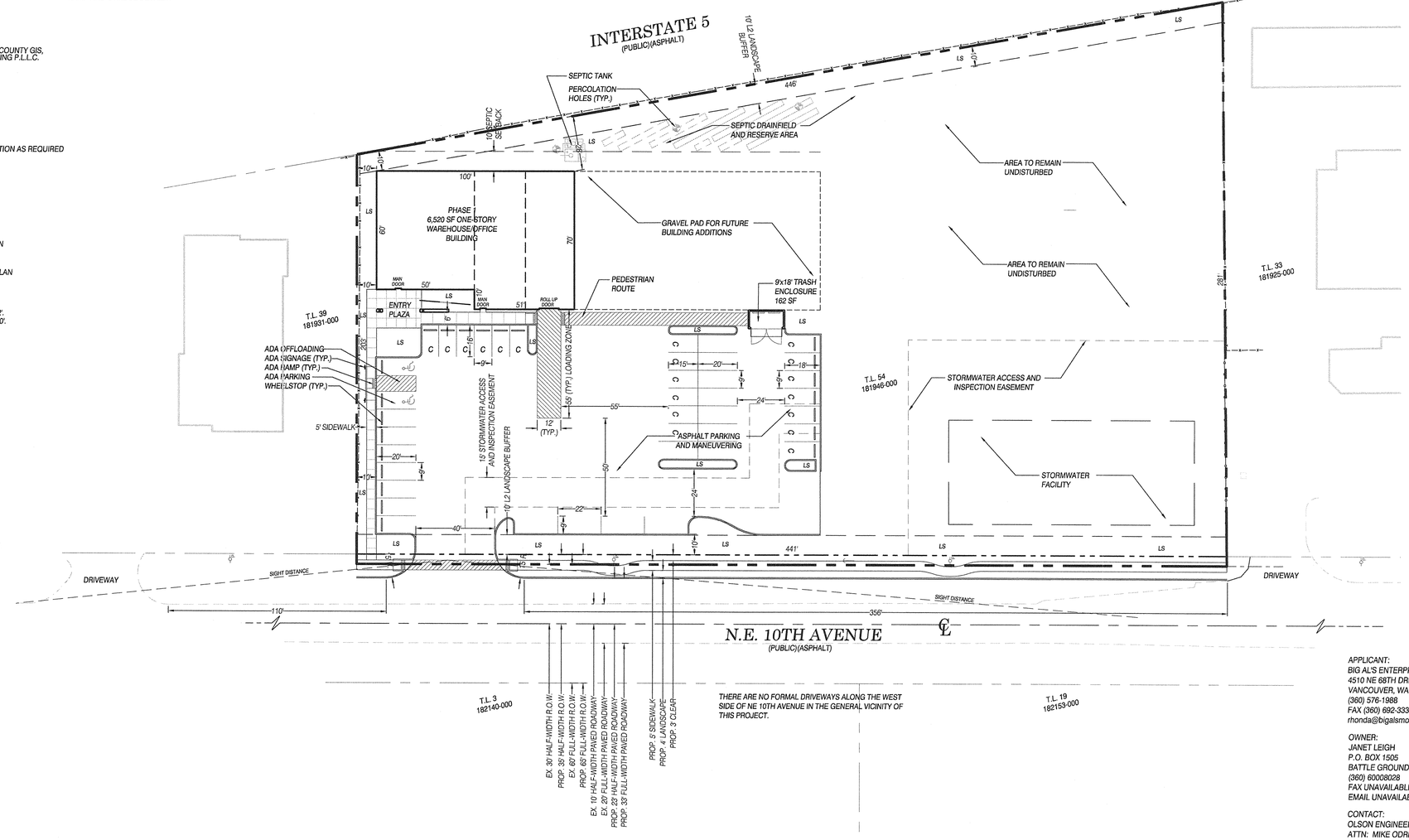
AREA REQUIRED	10 SF + (4x(15,250/1,000)) = 71 SF
AREA PROPOSED	162 SF

OVERALL SITE PLAN CALCULATIONS

TOTAL SITE AREA	106,323 SF AFTER R.O.W. DEDICATION
BUILDING AREA	6,520 SF (6.1%)
LANDSCAPE AREA	65,603 SF (61.7%)
PAVED AREA	25,470 SF (24.0%)
GRAVEL FUTURE BUILDING PAD	8,730 SF (8.2%)

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.



THERE ARE NO FORMAL DRIVEWAYS ALONG THE WEST SIDE OF NE 10TH AVENUE IN THE GENERAL VICINITY OF THIS PROJECT.

LEGEND

- OFFSITE BUILDING
- PROPOSED BUILDING
- LANDSCAPE BUFFER LINE
- PROPOSED EASEMENT
- EXPANSION JOINT
- EXISTING FENCE
- PROPOSED FENCE
- ADJACENT TAXLOT
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- EXISTING ROAD
- PROPOSED RIGHT-OF-WAY
- SIGHT DISTANCE
- SIDEWALK/CONC. PAD/TRAIL
- TRASH ENCLOSURE
- ADJACENT TAXLOT
- PROPOSED EASEMENT
- WHEELSTOP
- SIGN

BASE SITE PLAN LAYOUT, INCLUDING THE BUILDING FOOTPRINT AND LOCATION, PARKING LAYOUT, ETC. WAS PROVIDED BY KAUL DESIGN ASSOCIATES, LLC.

APPLICANT:
BIG AL'S ENTERPRISES, LLC
4510 NE 68TH DRIVE, SUITE 112
VANCOUVER, WA 98661
(360) 576-1988
FAX (360) 692-3333
rhonda@bigalsmovers.com

OWNER:
JANET LEIGH
P.O. BOX 1505
BATTLE GROUND, WA 98604
(360) 60008028
FAX UNAVAILABLE
EMAIL UNAVAILABLE

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 15 30 60

(IN FEET)
1 inch = 30 ft.

PLOT: consultant3.ctb
FILE: j:/data/9000/9200/9240/9243/Planning/9243.p.siteplan.prelim.Phase1.dwg

PRELIMINARY SITE PLAN FOR:

BIG AL'S SPECIALTY MOVERS - PHASE 1

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC.
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-288-9606

CHRIS ROLLAND WOMMERLY
STATE OF WASHINGTON
32827
REGISTERED PROFESSIONAL ENGINEER
11/09/15

CHANGES / REVISIONS	
DESCRIPTION:	DATE:
ADD BLDG. DIMS.	11/09/15

DESIGNED: KDA

DRAWN: KDA/MRO

CHECKED: KFS

DATE: OCTOBER 2015

SCALE: H: 1" = 30'
V:

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BIG AL'S SPECIALTY MOVERS

JOB NO. 9243.01.01

SHEET

SP1.2