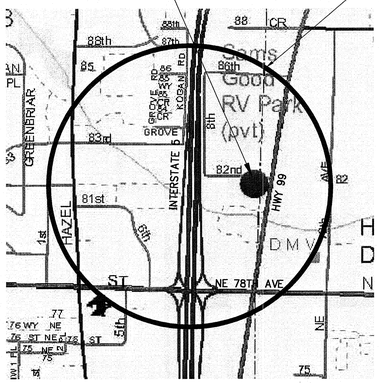
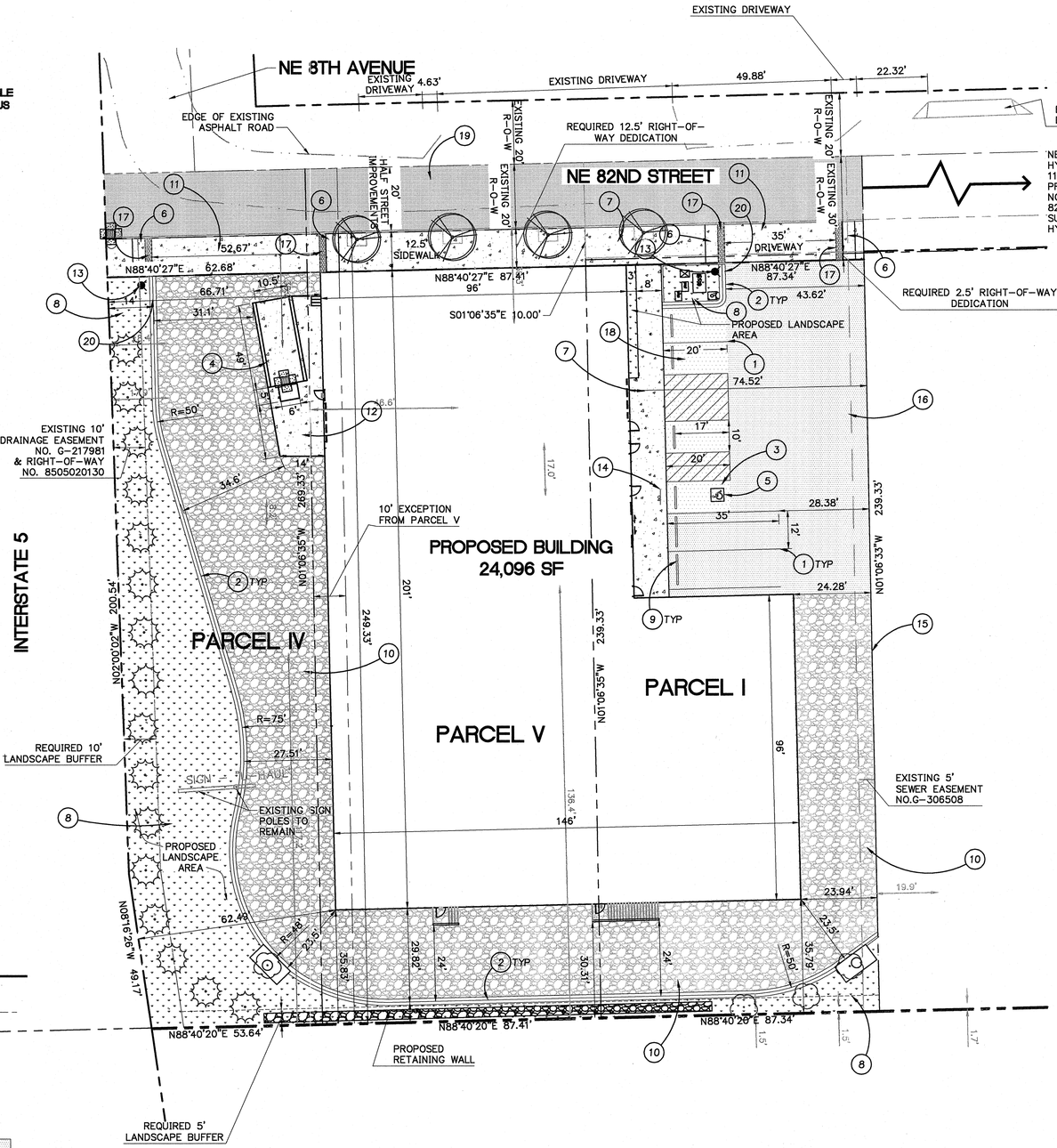


1 C2.1 **VICINITY MAP**

SCALE: NTS



LEGEND

	EXISTING	PROPOSED
EASEMENT		
REMOVED PROPERTY OR ROW LINE		
PROPERTY LINE		
CENTERLINE		
FENCE	X	
ROLLED CURB		
HEAVY ASPHALT		
LIGHT ASPHALT		
STREET PAVEMENT		
CONCRETE		
LANDSCAPING		
GRAVEL FIRE LANE		
FILTERRA		
STORM CATCH BASIN		
FIRE HYDRANT		
TREES		
FIRE DEPARTMENT CONNECTION		

2 C2.1 **FINAL SITE PLAN**

SCALE: 1" = 20'

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROJECT DATA

U-HAUL HAZEL DELL, WA	
PARCEL NUMBERS	145266000, 145275000, AND 145279000
SITE ADDRESS	NE 82ND STREET AND NE 8TH AVE, VANCOUVER, WA 98665
ZONING	GENERAL COMMERCIAL (GC) HIGHWAY 99 OVERLAY DISTRICT
ZONING OVERLAY	TOTEM TOWN CENTER ACTIVITY CENTER, MIXED USE STREET TYPE

PROPERTY OWNER

AMERCO REAL ESTATE COMPANY
ATTN: CARLOS VIZCARRA
2727 CENTRAL AVENUE-9N
PHOENIX, AZ 85004
PHONE: (602) 263-6502

APPLICANT

AMERCO REAL ESTATE COMPANY
ATTN: DAVID POLLOCK
2727 CENTRAL AVENUE-9N
PHOENIX, AZ 85004
PHONE: (602) 263-6502

CONTACT PERSON

MACKENZIE
ATTN: BRIAN VARRICCHIONE
1515 SE WATER AVE, SUITE 100
PORTLAND, OR 97214
PH: (503) 224-9560
FAX: (503) 228-1285
E-MAIL: bvarricchione@mcknze.com

EXISTING SITE AREA 57,702 SF / 1.33 AC

EXISTING AREA PARCEL IV	15,006 SF / 0.34 AC
EXISTING AREA PARCEL V	21,793 SF / 0.50 AC
EXISTING AREA PARCEL I	20,903 SF / 0.48 AC
PROPOSED R-O-W DEDICATION AREA	2,096 SF / 0.05 AC (INCLUDES ALL LOTS)

PROPOSED SITE AREA 55,607 SF / 1.28 AC

PROPOSED AREA PARCEL IV	14,221 SF / 0.33 AC
PROPOSED AREA PARCEL V	20,701 SF / 0.48 AC
PROPOSED AREA PARCEL I	20,685 SF / 0.47 AC
PROPOSED LANDSCAPE AREA	8,577 SF / 0.20 AC (15.4%)
PROPOSED BUILDING AREA	24,096 SF / 0.55 AC (43.3%)
PROPOSED IMPERVIOUS AREA	22,933 SF / 0.53 AC (41.2%)

PARKING DATA

PROPOSED:		
STANDARD SPACES	3 PARKING STALLS	(20'X10')
TRUCK SPACES	2 PARKING STALLS	(12'X35')
ADA SPACES	1 PARKING STALLS	(20'X10')
TOTAL SPACES	6 PARKING STALLS	

NE 82ND STREET DATA

1. EXISTING RIGHT-OF-WAY WIDTH	40 FT (PARCEL VI, PARCEL V) 50 FT (PARCEL I)
2. PROPOSED RIGHT-OF-WAY WIDTH	52.5 FT (ALL PARCELS)

3. EXISTING ROAD PAVEMENT WIDTH VARIES FROM 16.5 FT TO 24 FT. EXISTING ROAD IS ASPHALT PAVEMENT.
4. CLARK COUNTY STREET CLASSIFICATION: COMMERCIAL/INDUSTRIAL STOREFRONT

KEYNOTES

1. 4" YELLOW PARKING STRIPE (TYP)
2. CONCRETE ROLLED CURB
3. ADA PARKING SPACE
4. LOADING DOCK WALL
5. ADA SYMBOL
6. CORNER STYLE ADA RAMP W/TRUNCATED DOMES TACTILE WARNING SURFACE
7. CONCRETE SIDEWALK
8. LANDSCAPE AREA SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION DETAILS
9. 7" CURB STOP
10. GRAVEL FIRE LANE
11. COMMERCIAL DRIVEWAY ENTRANCE
12. TRUCK LOADING DOCK
13. FIRE HYDRANT
14. ADA SIGNAGE
15. MATCH GRADE AT PROPERTY LINE
16. HEAVY PAVEMENT SECTION
17. TACTILE WARNING SURFACE
18. LIGHT PAVEMENT SECTION
19. STREET PAVEMENT SECTION PER CLARK COUNTY DRAWING 11 (COMMERCIAL/INDUSTRIAL STOREFRONT)
20. PAINT CURB IN FRONT OF HYDRANT AS "NO PARKING"

TYPE II SITE PLAN REVIEW 9/2/15

Architecture ▪ Interiors
Planning ▪ Engineering

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Project
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HAZEL DELL, WA

BRIAN C. HOLLENBECK
STATE OF WASHINGTON
20520
REGISTERED PROFESSIONAL ENGINEER

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REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
FROPOSED SITE PLAN

DRAWN BY: CTL, ASP

CHECKED BY: BCH

SHEET:

C2.1

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