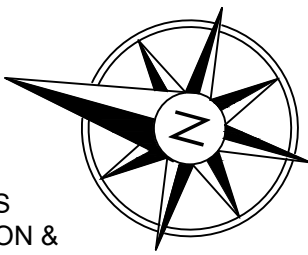


NOTES:

PROPERTY OWNER PROVIDES A BLANKET ACCESS EASEMENT OVER THE ENTIRE SITE FOR INSPECTION & MONITORING OF STORMWATER, WATER, SANITARY SEWER FACILITIES TO THE CITY OF VANCOUVER.

SECURE BOTH BUILDING DEPARTMENT (PLUMBING), AND OPERATIONS (OGM) INSPECTIONS DURING CONSTRUCTION.

TRASH ENCLOSURES ARE UNDER SEPARATE BUILDING PERMIT.



VANCOUVER MALL SATELLITE BUILDING

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON  
January, 2019

APPLICANT / OWNER:

OLIVER ROBINSON  
US CENTENNIAL VANCOUVER MALL, LLC  
8750 N. CENTRAL EXPRESSWAY, SUITE 1740  
DALLAS, TX 75231  
PH: 972-888-8044  
ORobinson@centennialrec.com

CONTACT PERSON:

HANN LEE  
H. LEE & ASSOCIATES, PLLC  
P.O. BOX 1849  
VANCOUVER, WA 98668  
PH: (360) 567-3002  
HLEE@HLEEASSOCIATES.COM

PARCEL NUMBER:

160261-000

EXISTING SITE INFORMATION

CURRENT USE	PARKING LOT
ZONING DESIGNATION	CG
GROSS SITE AREA	1.99 ACRES 86,857 SF
TRANSIT ROUTES	THERE IS A PUBLIC TRANSIT CENTER 200 FEET EAST OF THE SITE PUBLIC SEWER AND WATER IS AVAILABLE TO THE SITE. AT THIS TIME, NO SEPTIC SYSTEMS OR WELLS ARE KNOWN TO EXIST ON SITE.
EXISTING WATER AND SEWER	

ENVIRONMENTAL CONDITIONS

NO KNOWN WATER COURSES, WATER BODIES, WETLANDS, GEOHAZARD AREAS, FLOOD PLAIN, CARA, WILDLIFE HABITAT, HISTORICAL, CULTURAL OR OTHER RESOURCES ARE PRESENT ON THE SITE.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM OUTSIDE SOURCES. H. LEE & ASSOCIATES, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PROPOSED USE	RESTAURANT/RETAIL
UTILITY PROVIDERS	SEWER: CITY OF VANCOUVER WATER: CITY OF VANCOUVER
STORMWATER & EROSION CONTROL	CITY OF VANCOUVER STANDARDS
TREATMENT	STORMWATER WILL BE TREATED IN BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S.
DISPOSAL	TREATED STORMWATER WILL BE INFILTRATED INTO NATIVE SOILS WITH SOME RELEASE BELOW PRE-DEVELOPED RATES AND DURATIONS
EROSION CONTROL	APPROVED EROSION CONTROL BMP'S SUCH AS SILT FENCING, INLET PROTECTION, AND A GRAVEL CONSTRUCTION ENTRANCE WILL BE PROVIDED DURING CONSTRUCTION.

PROPOSED AREA CALCULATIONS	ACRES	S.F.	PERCENT
GROSS SITE AREA	1.99 ACRES	86,857 SF	
NET SITE AREA	1.99 ACRES	86,857 SF	
LANDSCAPE AREA	0.38 ACRES	16,646 SF	19.2% OF NET SITE AREA
IMPERVIOUS ROOF AREA	0.26 ACRES	11,298 SF	
IMPERVIOUS PAVEMENT AREA	1.57 ACRES	68,356 SF	
PARKING LOT AREA	0.90 ACRES	39,344 SF	
INTERIOR PARKING LANDSCAPING	0.25 ACRES	11,005 SF	28.0%

BUILDING DATA SUMMARY	S.F.			
TOTAL BUILDING AREA	8,997 SF			
PARKING CALCULATIONS	REQUIRED	PROVIDED	COMPACT	ADA STALLS
GENERAL OFFICE BUILDING	1 STALL / 250 SF			
STANDARD PARKING STALLS	36	64	0	4
SOLID WASTE	REQUIRED	PROVIDED		
10 SF + 4 SF / 1000 SF	136 SF	500 SF		

EXISTING CONDITIONS LEGEND

NEW CONSTRUCTION LEGEND

- # OF PARKING STALLS IN GROUP
- PROP. OVERHEAD LIGHTING
- PROP. UNDER CANOPY LIGHTING
- PROP. WATER METER
- PROP. BACKFLOW DEVICE
- PROP. WATER VALVE
- PROP. TEE
- PROP. FIRE HYDRANT
- PROP. SANITARY MANHOLE
- PROP. CLEAN OUT
- PROP. STORM OVERFLOW
- PROP. THRUST BLOCK
- PROP. GREASE TRAP VAULT
- PROP. GREASE TRAP VAULT
- PROP. SANITARY SEWER LINE
- PROP. WATER LINE
- PROP. CONDUIT SLEEVE FOR IRRIGATION

- ELECTRIC TRANSFORMER
- ELECTRIC J-BOX
- ELECTRIC METER
- BOLLARD
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- MONUMENT
- LIGHT POLE
- SIGNAL POLE
- TRAFFIC J-BOX
- SIGN
- IRRIGATION CONTROL VALVE
- GAS METER
- STORM MANHOLE
- STORM CB
- STORM AREA DRAIN
- STORM CURB INLET
- SANITARY MANHOLE
- CLEANOUT
- EVERGREEN TREE
- DECIDUOUS TREE
- EASEMENT LINE
- BOUNDARY LINE
- CONTOUR LINE
- POWER LOCATE
- WATER LINE
- STORM LINE
- EASEMENT ACCESS RING ROAD
- SANITARY LINE
- ASPHALT PAVING
- CONCRETE HATCH

VICINITY MAP

