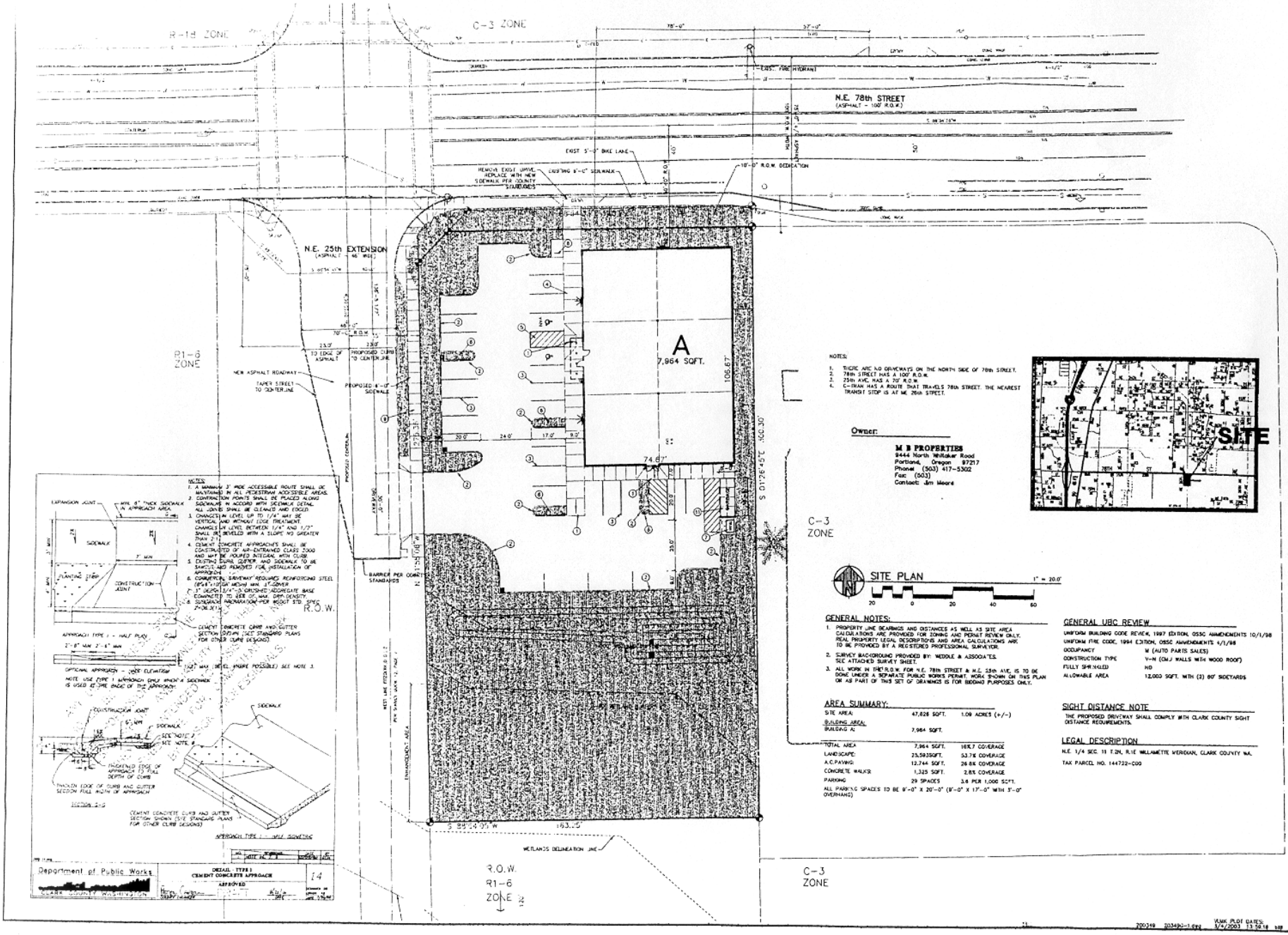

NOTES:

1. THERE ARE NO DRIVEWAYS ON THE NORTH SIDE OF 78th STREET.
2. 78th STREET HAS A 100' R.O.W.
3. 25th AVE. HAS A 70' R.O.W.
4. C-TRAN HAS A ROUTE THAT TRAVELS 78th STREET. THE NEAREST TRANSIT STOP IS AT NE 26th STREET.

Owner:

M B PROPERTIES
9444 North Whitaker Road
Portland, Oregon 97217
Phone: (503) 417-5302
Fax: (503)
Contact: Jim Moore

GENERAL NOTES:

1. PROPERTY LINE BEARINGS AND DISTANCES AS WELL AS SITE AREA CALCULATIONS ARE PROVIDED FOR ZONING AND PERMIT REVIEW ONLY. REAL PROPERTY LEGAL DESCRIPTIONS AND AREA CALCULATIONS ARE TO BE PROVIDED BY A REGISTERED PROFESSIONAL SURVEYOR.
2. SURVEY BACKGROUND PROVIDED BY: MIDDLE & ASSOCIATES. SEE ATTACHED SURVEY SHEET.
3. ALL WORK IN THE R.O.W. FOR N.E. 78th STREET & N.E. 25th AVE. IS TO BE DONE UNDER A SEPARATE PUBLIC WORKS PERMIT. WORK SHOWN ON THIS PLAN OR AS PART OF THIS SET OF DRAWINGS IS FOR BIDDING PURPOSES ONLY.

AREA SUMMARY:

SITE AREA:	47,628 SQFT.	1.09 ACRES (+/-)
BUILDING AREA:		
BUILDING A:	7,964 SQFT.	
TOTAL AREA	7,964 SQFT.	16.7 COVERAGE
LANDSCAPE:	23,593SQFT.	53.7% COVERAGE
A.C.PAVING:	12,744 SQFT.	26.8% COVERAGE
CONCRETE WALKS:	1,325 SQFT.	2.8% COVERAGE
PARKING:	29 SPACES	3.6 PER 1,000 SQFT.

ALL PARKING SPACES TO BE 9'-0" X 20'-0" (8'-0" X 17'-0" WITH 3'-0" OVERHANG)

GENERAL UBC REVIEW

UNIFORM BUILDING CODE REVIEW, 1997 EDITION, OSSC AMMENDMENTS 10/1/98
UNIFORM FIRE CODE, 1994 EDITION, OSSC AMMENDMENTS 4/1/98

OCCUPANCY	M (AUTO PARTS SALES)
CONSTRUCTION TYPE	V-N (CMU WALLS WITH WOOD ROOF)
FULLY SPRINKLED	NO
ALLOWABLE AREA	12,000 SQFT. WITH (2) 60' SIDEYARDS

SIGHT DISTANCE NOTE

THE PROPOSED DRIVEWAY SHALL COMPLY WITH CLARK COUNTY SIGHT DISTANCE REQUIREMENTS.

LEGAL DESCRIPTION

N.E. 1/4 SEC. 11 T.2N, R.1E WILLAMETTE MERIDIAN, CLARK COUNTY WA.

TAX PARCEL NO. 144722-000

NOTES:

1. A MINIMUM 3' WIDE ACCESSIBLE ROUTE SHALL BE MAINTAINED IN ALL PEDESTRIAN ACCESSIBLE AREAS.
2. CONTRACTION POINTS SHALL BE PLACED ALONG SIDEWALKS IN ACCORD WITH SIDEWALK DETAIL. ALL JOINTS SHALL BE CLEANED AND TOOLED.
3. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2:1.
4. CEMENT CONCRETE APPROACHES SHALL BE CONSTRUCTED OF AIR-ENTRAINED CLASS 2000 AND MAY BE POURED INTEGRAL WITH CURB.
5. EXISTING CURB, GUTTER, AND SIDEWALK TO BE SAWCUT AND REMOVED FOR INSTALLATION OF APPROACH.
6. COMMERCIAL DRIVEWAY REQUIRES REINFORCING STEEL (6"x6"-10/10 GA MESH) MIN. 1" COVER
7. 3" DEPTH 3/4"-0 CRUSHED AGGREGATE BASE COMPACTED TO 95% OF MAX. DRY DENSITY.
8. SUBGRADE PREPARATION PER WSDOT STD. SPEC. 2-06.3(1)

EXPANSION JOINT
MIN. 6" THICK SIDEWALK IN APPROACH AREA
SIDEWALK
PLANTING STRIP
CONSTRUCTION JOINT
R.O.W.
APPROACH TYPE I - HALF PLAN
CEMENT CONCRETE CURB AND GUTTER SECTION SHOWN (SEE STANDARD PLANS FOR OTHER CURB DESIGNS)
OPTIONAL APPROACH - VIEW ELEVATION
NOTE: USE TYPE I APPROACH ONLY WHEN A SIDEWALK IS USED AT THE EDGE OF THE APPROACH
CONSTRUCTION JOINT
SIDEWALK
THICKENED EDGE OF APPROACH TO FULL DEPTH OF CURB
THICKEN EDGE OF CURB AND GUTTER SECTION FULL WIDTH OF APPROACH
SECTION 2-2
CEMENT CONCRETE CURB AND GUTTER SECTION SHOWN (SEE STANDARD PLANS FOR OTHER CURB DESIGNS)
APPROACH TYPE I - HALF SECTION

Department of Public Works
CLARK COUNTY, WASHINGTON
DETAIL - TYPE I
CEMENT CONCRETE APPROACH
APPROVED
14

VLMK CONSULTING ENGINEERS
3933 SW Kelly Avenue · Portland · Oregon 97201-4393
503.222.4453
503.241.1855
vlmk@vlmk.com
www.vlmk.com

BAXTER AUTO PARTS, INC.
N.E. 78TH ST. AT N.E. 25TH AVE.
HAZEL DELL, WASHINGTON

Baxter AUTO PARTS, INC.

SITE PLAN

DATE	
SCALE	PROJ. NO 200349
DRAWN BGL	CHECKED HK
SHEET NO	G 1

200349 200349-1.dwg VLMK PLOT DATES: 3/4/2003 13:50:18