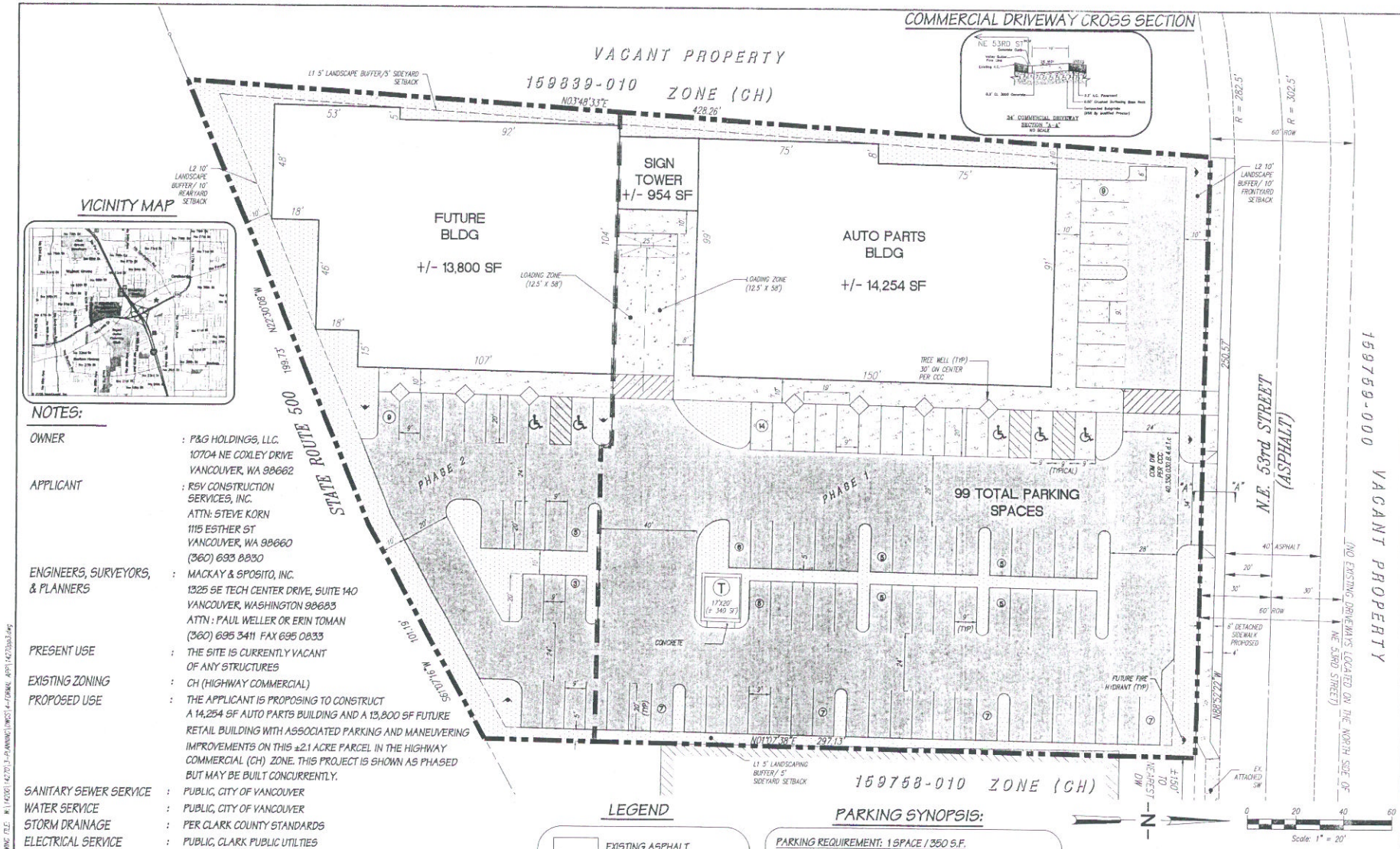

VICINITY MAP

NOTES:

OWNER	:	P&G HOLDINGS, LLC. 10704 NE COXLEY DRIVE VANCOUVER, WA 98662
APPLICANT	:	RSV CONSTRUCTION SERVICES, INC. ATTN: STEVE KORN 1115 ESTHER ST VANCOUVER, WA 98660 (360) 693 8830
ENGINEERS, SURVEYORS, & PLANNERS	:	MACKAY & SPOSITO, INC. 1325 SE TECH CENTER DRIVE, SUITE 140 VANCOUVER, WASHINGTON 98683 ATTN : PAUL WELLER OR ERIN TOMAN (360) 695 3411 FAX 695 0833
PRESENT USE	:	THE SITE IS CURRENTLY VACANT OF ANY STRUCTURES
EXISTING ZONING	:	CH (HIGHWAY COMMERCIAL)
PROPOSED USE	:	THE APPLICANT IS PROPOSING TO CONSTRUCT A 14,254 SF AUTO PARTS BUILDING AND A 13,800 SF FUTURE RETAIL BUILDING WITH ASSOCIATED PARKING AND MANEUVERING IMPROVEMENTS ON THIS ±2.1 ACRE PARCEL IN THE HIGHWAY COMMERCIAL (CH) ZONE. THIS PROJECT IS SHOWN AS PHASED BUT MAY BE BUILT CONCURRENTLY.
SANITARY SEWER SERVICE	:	PUBLIC, CITY OF VANCOUVER
WATER SERVICE	:	PUBLIC, CITY OF VANCOUVER
STORM DRAINAGE	:	PER CLARK COUNTY STANDARDS
ELECTRICAL SERVICE	:	PUBLIC, CLARK PUBLIC UTILTIES
CONTOURS	:	SEE EXISTING CONDITIONS PLAN (SHEET 2 OF 2)
ACREAGE WITHIN BOUNDARY	:	± 2.1 ACRES (± 94,921 SF)
TRANSIT STOPS	:	C TRAN MAKES FREQUENT STOPS ALONG NE 4TH PLAIN BLVD, NORTH AND NW OF THE SITE
SETBACKS/LANDSCAPE BUFFERS	:	PER CCC TABLE 40.320.010.1 FRONT YARD = 10' / L2 REAR YARD = 10' / L2 SIDE YARD = 5' / L1
FIRE HYDRANTS	:	LOCATED NW AND NE OF THE SITE ON NE 53RD STREET SEE GIS PACKET - 5 NEW HYDRANTS PROPOSED.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE
- TRASH ENCLOSURE
- PROPOSED FIRE HYDRANT

PARKING SYNOPSIS:

PARKING REQUIREMENT: 1 SPACE / 350 S.F.
(PER CCC TABLE 40.340.010.4.F.1)

PROPOSED PARKING		REQUIRED PARKING
STANDARD	94	1 SPACE / 350 S.F.
COMPACT	0	350 S.F. / ±29,008 S.F. = 83 SPACES
HANDICAP	5	
TOTAL	99	

LOADING ZONE REQUIREMENT: 1 SPACE / BUILDING
(PER CCC TABLE 40.340.010.3 COMMERCIAL)

PROPOSED LOADING ZONES
2 @ 12' X 55' (ONE - 28' WIDE EQUALING TWO)

LAND USE SYNOPSIS:

PROPOSED USE	SQ.FT.	ACRES	%
BUILDING AREA	± 29,008 s.f.	0.66 ac.	30%
ASPHALT/CONCRETE	± 50,307 s.f.	1.15 ac.	53%
LANDSCAPE AREA	± 15,606 s.f.	0.36 ac.	17%
SUB TOTAL	± 94,921 s.f.	2.17 ac.	100%

REVISIONS

MacKay & Sposito, Inc. M&S
ENGINEERS SURVEYORS PLANNERS
1325 SE TECH CENTER DRIVE, SUITE 140 VANCOUVER WA 98683
(360) 695-3411 (503) 284-6726 (888) 695-3411 FAX (360) 695-0833
www.mackaysposito.com

Date MARCH, 2006
Scale 1"=20'
Designed By PSW
Drawn By PSW
Checked By ET

PRELIMINARY SITE PLAN

COST LESS AUTO PARTS

TYPE II SITE PLAN

CLARK COUNTY WASHINGTON

Sheet 1 of 2

Job Number 14,270

DATE PLOTTED: May 02, 2006 - 9:36am MAS DRAWING FILE: W:\14270\14270.3-PLANNING\DWGS\4-FINAL APP\14270pa3.dwg