

# Type II Site Plan, Environmental Review and Staff Report and Decision

**Project Name:** UNION PRAIRIE BUSINESS PARK

**Case Number:** PSR2015-00029; SEP2015-00035

**Location:** 11915 NE 113<sup>TH</sup> Street.

**Request:** The applicant proposing a binding site plan of Lot 3 of Union Prairie Business Park, a 2.07 acre parcel created through a previous binding site plan and recorded in Survey Book 59 at Page 89, into 2 lots and developing one of the lots with a 3,000 square foot modular office structure. The approximately 2.07 acre site is zone Light Industrial (IL).

**Applicant:** Highway 503 Properties, LLC  
Attn.: Brian Spencer  
P. O. Box 87908  
Vancouver, WA 98687  
(360) 256-9432; E-mail: [brianspencer@ascendholdings.com](mailto:brianspencer@ascendholdings.com)

**Contact Person:** DLC Architecture, LLC  
Attn.: David Commeree  
11815 NE 113<sup>th</sup> Street, Suite 104  
Vancouver, WA 98662  
Phone: (360) 601-9858; Email: [David@DLC-Architecture.com](mailto:David@DLC-Architecture.com)

**Property Owner:** (Same as Applicant)

## Decision

**Approved subject to Conditions of Approval**

**Permit Services Manager's Initials:**  **Date Issued:** November 12, 2015

Revised 5/9/13



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: (360) 397-2375 Fax: (360) 397-2011  
[www.clark.wa.gov/development](http://www.clark.wa.gov/development)



For an alternate format,  
contact the Clark County  
ADA Compliance Office  
Phone: (360)397-2322  
Relay: 711 or (800) 833-6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**County Review Staff**

<b>Department/Program</b>	<b>Name</b>	<b>Phone Ext.</b>	<b>Email Address</b>
<b>Community Development</b>			
Land Use Review Manager	Chuck Crider	4667	Chuck.crider@clark.wa.gov
Land Use Review Planner	Michael Uduk	4385	Michael.uduk@clark.wa.gov
Fire Marshal's Office	Curtis Eavenson	3320	Curtis.Eavenson@clark.wa.gov
<b>Environmental Services</b>			
<b>Public Works</b>			
Engineering Team Leader	Ali Safayi, P.E.	4102	Ali.safayi@clark.wa.gov
Engineer: Transportation and Stormwater	Jennifer Reynolds, P.E.	4630	Jennifer.reynolds2@clark.wa.gov
Concurrency Engineer	David Jardin	4354	David.jardin@clark.wa.gov

**Comp Plan Designation:** Light Industrial (1)

**Parcel Number(s):** Tax Lot 1/1 (200215-002, Falcon Prairie One, J107), located in the NW ¼ of Section 34, Township 3 North, Range 2 East, of the Willamette Meridian.

**Applicable Laws**

Clark County Code Chapter: 40.200 (General Provisions); 40.230.085 (Employment Districts, IL); 40.320.010 (Landscaping and Screening); 40.340.010 (Parking and Loading); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.360 (Solid Waste and Recycling); 40.370.010 (Sewer Regulations); 40.370.020 (Water Supply); 40.385 (Stormwater and Erosion Control); 40.500 (Procedures); 40.510.020 (Type II Process); 40.520.040 (Site Plan Review); 40.520.040 (C) (Binding Site Plan); 40.570 (SEPA); 40.570.080 (Archaeological); 40.610 and 40.620 (Impact Fees); Building Safety (Title 14) and Title 15 (Fire Code).

**Neighborhood Association and Contact**

Greater Brush Prairie Neighborhood Association  
 Rob Pearson, President  
 158001 NE 180th Street  
 Brush Prairie, WA 98606  
 Phone: (360) 666-2756; Email: [rpearson7@gmail.com](mailto:rpearson7@gmail.com)

## **Vesting**

A site plan review application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference on this project was held on March 14, 2015. The pre-application was determined to be contingently vested as of April 21, 2015 (the date the fully complete application was submitted).

The fully complete application was submitted on July 10, 2014, and determined to be fully complete on August 24, 2014. Given these facts, the application is vested on March 14, 2015. There are no disputes regarding vesting.

## **Time Limits**

The application was determined to be fully complete on August 24, 2015. Therefore, the County requirement for issuing a decision within 78 calendar day from the fully complete determination lapses on November 11, 2015. The state requirement for issuing a decision within 120 calendar days lapses on December 22, 2015.

## **Public Notice**

Notice of application and optional SEPA Determination of Non-Significance (DNS) was mailed to the applicant, Greater Brush Prairie Neighborhood Association and property owners within 300 feet of the site on October 5, 2015.

## **Public Comments**

None

## **Project Overview**

The project site is approximately 2.07 acres zoned Light Industrial (IL). The IL zoning district permits several uses outright, conditionally, and by review and approval. The IL zoning district permits storage yards for building materials, contractors' equipment and vehicles [per Table 40.230.085-1 (Uses), Subsection 23, Construction].

The applicant proposes to:

1. Divide the 2.07 acre property using the binding site plan process into two (2) lots; Lot 3A will be approximately 1.07 acres and Lot 3B will be approximately one (1) acres in size.
2. Construct a 3,000 square foot modular office building including a 13,540 square foot outdoors gravel and fenced storage area on the proposed Lot 3B as described in the attached site plan, Exhibit 1.

3. Additional work on the site involves the relinquishment the septic primary and secondary drain fields that were approved with the original site plan for Union Prairies Business Park. Staff understands that both public water from Clark Public Utilities and public sewer from Clark Regional Wastewater District are available to the site and that the developers of Union Prairies Business Parks are providing the improvements necessary to connect the development public water and sewer systems.

The site's development will occur as a single-phased project as shown in the attached site plan.

Table 1 below describes the comprehensive plan designation, current zoning and land use on the development site and the surrounding properties:

**Table 1:** Comprehensive Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use
Site	Light Industrial (I)	Light Industrial (IL)	The development site is a cleared, vacant land.
North	IL	IL	Cemetery
South	Mixed Use (MU) / Urban Low (UL)	IL / R1-5	An RV Storage facility and single-family housing development..
East	UL	R1-5	Single-family housing development
West	MU	IL	Union Prairie Business Park Lot 2

The USDA Soil Conservation Service, Soil Survey of Clark County, Washington, 1972, classifies the soils at this site as those of sifton gravelly loam (SvA) on slopes ranging from zero to 3 percent. Maps from Clark County's GIS Mapping System do not indicate that the parcel contains any critical lands – wetland, habitat, geo-hazard areas, or potentially unstable slopes.

The property is located within the urban growth area (UGA) of the City of Vancouver. It is situated in an area served by Clark County Fire District 5 and Battle Ground School District and Parks Improvement District 6. It is located within North Orchards Traffic Impact Fees District. Clark Public Utilities provides potable water and Clark Regional Wastewater District provides sewer service in the area, respectively.

### Staff Analysis

Staff first analyzed the proposal in light of the 16 topics from the Environmental Checklist (see list below). The purpose of this analysis was to identify any potential adverse environmental impacts that may occur without the benefit of protection found within existing ordinances.

1. Earth
2. Air

9. Housing
10. Aesthetics

- |                                 |  |
|---------------------------------|--|
| 3. Water                        | 11. Light and Glare                    |
| 4. Plants                       | 12. Recreation                         |
| 5. Animals                      | 13. Historic and Cultural Preservation |
| 6. Energy and Natural Resources | 14. Transportation                     |
| 7. Environmental Health         | 15. Public Services                    |
| 8. Land and Shoreline Use       | 16. Utilities                          |

Staff then reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

### **Major Issues**

Only the major issues, errors in the development proposal, or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements and, therefore, are not discussed below.

## **LAND USE**

### Finding 1

The development site is approximately 2.07 acres zoned Light Industrial (IL). The IL zoning district provides for several uses outright, conditionally and by review and approval. Union Prairies Business Park, PSR2004-00054<sup>1</sup>, was originally approved as 3-lot industrial development with condition in the "Type II Development & Environmental Review Staff Report & Decision" dated November 16, 2004. A miscellaneous zoning review approved the three (3) industrial lots to be served by on-site septic because publicly managed septic system was not available in the area at the time

The final binding site plan is recorded in in Book 59 at Page 89 of Binding Site Plans. The development was proposed as a 3-phased development. Lot 1 has been completed and put to use and Lot 2 is currently being developed.

In this case, the applicant is proposing another binding site plan review to create two (2) lots out Lot 3 of Union Prairie Business Park. The two new lots will be identified as Lot 3A, which is being proposed as a 1.07 acre parcel and Lot 3B, which is proposed as a 1.0 acre parcel as described in the attached Exhibit 1. The applicant proposes to develop Lot 3B with a 3,000 square foot modular office structure and a 13,540 square foot fenced area for outdoors storage of contractor's materials and equipment. [See Table 40.230.085-1 (Uses), Subsection 23, Construction, for details]

### **Phasing**

This is not a phased project.

---

<sup>11</sup> Associated cases also included SEP2004-00145 and MZR2004-00167 (Union Prairie Business Park)

**Development standards in the employment district are as follows**

**Finding 2**

The applicable section of the code provides that new lots, structures and additions to structures subject to this section shall comply with the applicable standards for lots, building height, setbacks and landscaping in Table 40.230.085-2, subject to the provisions of Chapter 40.200 and Section 40.550.020. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040). The binding site plan will create one additional lot out of Lot 3 of Union Prairie Business Park. The industrial zoning district, however, does not have a minimum lot area or a minimum average lot depth. Therefore, the lots created through this binding site plan must comply with the development standards in Table 40.230.085-2 as follows:

Table 40.230.085-2: Lot Standards, Setbacks, Lot Coverage and Building Height Requirements <sup>2</sup>	
	Zone
Subject	IL
Minimum area of new zoning district	None
Maximum area of new zoning district	None
Minimum lot area	None
Minimum lot width	None
Maximum building height	100 feet
Minimum building setback	
Front / Street side	20 feet
Side (interior)	0 feet
Rear	0 feet
Maximum lot coverage	Maximum determined by compliance with screening and buffering standards contained in Chapter 40.320, Table 40.320.010-1, the Stormwater and Erosion Control Ordinance (Chapter 40.385), and all other applicable standards.
Minimum site landscaped area	10 percent

Staff finds that as specified in Table 40.230.085-2 that:

1. The proposed site plan can comply with the minimum setback, lot coverage and building height standards.

<sup>2</sup> For Footnotes and explanations, please see Table 40.30.085-2 in Title 40.

2. The proposed site design, when implemented, can comply with the applicable minimum standards in the code.
3. If and when proposed, a free standing commercial retail building shall comply with the standards in CCC 40.230.085 (D) (1) (C). (See Condition A-a)

### **Binding Site Plan Review Standards**

#### **Finding 3**

CCC 40.540.020 (B) (4) (e) exempts the divisions of land zoned for industrial or commercial use into lots or tracts, when the responsible official has approved a "binding site plan" for use of the land in accordance with CCC 40.520.040 (C) (Site Plan Review Applicability).

1. CCC 40.520.040 (C) (1) states that the purpose of binding site plan approval is to provide an alternative to the standard subdivision process for specific types of development. The binding site plan shall only be applied for the purpose of dividing land for:
  - a. Sale or for lease of commercially or industrially zoned property as provided in RCW 58.17.040(4); and,
  - b. Lease as provided in RCW 58.17.040(5) when no residential structure other than manufactured homes or travel trailers are permitted to be placed upon the land; provided, that the land use is in accordance with the requirements of this title.
2. In addition to the requirements of a standard site plan, a binding site plan shall contain:
  - a. Inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land; and,
  - b. Provisions making any development conform to the site plan.
3. In addition to the requirements of a standard final site plan, a final binding site plan application shall contain:
  - a. Survey prepared by a licensed land surveyor in the state of Washington showing the project boundary with mathematical closures and any land division lines created through the binding site plan process; and,
  - b. Parcel area of lots expressed in square footage for developments in the urban area and acreage for developments in the rural area. (See Condition A-1b)

#### **Finding 4**

The binding site plan will create two lots, Lot 3A, a 1.07 acre parcel and Lot 3B, a 1.00 acre parcel from the original Lot 3 of Union Prairie Business Park recorded in Book 59, Page 89 of Binding Site Plans. The proposed contractor's yard and supporting improvements will occur on Lot 3B. No development or site plan review for a permitted use is being proposed on Lot 3A. Therefore the following note shall be placed on the final binding site plan stating that:

“A development proposed on Lot 3A shall require a Type II Review. If the proposed land use requires a conditional use permit (CUP), then the applicant shall apply for a CUP per code. Additional SEPA Checklist review and an archaeological predetermination evaluation may not be required for a Type II application because a SEPA DNS and an archaeological predetermination evaluation have been completed on the entire 2.07 acre parcel. If, however, a proposed land use on Lot 3A warrants it, then the responsible official may require an additional SEPA Checklist review and an archaeological predetermination evaluation, accordingly.” (See Condition A-1c)

## **Site Plan Review Approval Standards**

### Approval Criteria

#### Finding 5

CCC 40.320.010 provides landscaping and screening standards on private property. Perimeter landscaping requires native trees of a suitable nature planted 30 feet to the center. The standards also require three or four shrubs to be planted between the trees, and the provision of appropriate ground cover (or grass). The zoning on the abutting property to the development site determines the required landscaping type and buffer width.

Therefore, the proposed development must provide the following buffers and landscaping schemes (per Table 40.320.010-1):

- a. On the north, the required landscaping is L2 within a 10 foot buffer;
- b. On the south, the required landscaping is L3 within a 10 foot wide buffer;
- c. On the east, the required landscaping is L3 within a 10 foot wide buffer; and,
- d. On the west, the required landscaping is L1 within a 5 foot buffer.

Staff finds that the applicant has proposed adequate landscaping (see Exhibit 1, Sheet L1) that meets the minimum standard in Table 40.320.010-1 (Landscaping Standards). Therefore, staff adopts the proposed landscape plan as Exhibit 2, and attaches the same to the staff report for implementation, as proposed. No condition of approval is necessary if the landscaping is implemented as proposed.

### Off-Street Parking, Handicapped Parking and Pedestrian Circulation

#### Finding 6

The 3,000 square foot modular office structure requires six (6) off-street stalls at a ratio of 1 space / 500 square feet [per Table 40.340.010-4 (Minimum Required Parking Spaces by Use), Subsection (G) (1)]. The applicant is providing 14 off-street parking spaces as described in the site plan, Exhibit 1.

Based upon the above evaluation, staff concludes that the 14 off-street parking spaces provided by the applicant are 8 parking spaces (or 133+ percent) more than that required by applicable section of the code.

The applicant has identified a one (1) handicapped parking space in front of the proposed modular building. Staff finds that location and siting of the handicapped parking spaces can comply with the minimum standard CCC 40.340.010 (B) (6) and Table 1106-1, International Building Code (IBC), 2012, if implemented as designed. Therefore, this standard is met and no additional condition is required.

The parking area must be paved per CCC 40.340.010 (A) (8). The site plan indicates that the applicant is providing wheel curbs to prevent vehicles from overhanging onto the setback and landscaping spaces. The applicant needs to consider installing the wheel stops in a manner that one (1) wheel stop serves two (2) parking spaces thereby being able to provide all the parking spaces with wheel stops including the easterly three (3) parking spaces [per CCC 40.340.010 (B)]. The applicant has actually provided adequate wheel curbs; the above statement is advisory and no condition of approval is necessary.

The proposed site plan also provides a pedestrian circulation connection the building site with the sidewalk abutting NE 113<sup>th</sup> Street. Staff finds that the standard is met, if the plan is constructed as designed. No condition of approval is necessary.

### Solid Waste Disposal

#### Finding 7

The proposed site plan shows an enclosed solid waste and recyclables area on the eastern section of the site, behind the proposed fenced paved truck yard. Staff finds that both the size and location of the trash enclosure can meet the standard in the applicable section of the code if implemented as proposed. No condition of approval is necessary with this finding.

### Outdoors Storage

#### Finding 8

In addition to the required landscape screening, the development shall comply with the following standards, where applicable (per CCC 40.230.085 (D) (5):

- a. All storage areas (including but not limited to areas used to store raw materials, finished and partially finished products and wastes) shall be screened from public rights-of-way to the L3 standard.
- b. Outdoor storage is prohibited:
  - (1) In floodways;
  - (2) On slopes greater than fifteen percent (15%);
  - (3) In parking stalls required by Chapter 40.340;
  - (4) In areas where outdoor storage or display causes traffic or pedestrian circulation problems as determined by the responsible official or where a minimum five (5) foot wide walkway does not remain clear and free of obstructions;
  - (5) If any materials would likely attract animals, birds or vermin; and
  - (6) In fire lanes.
- c. The applicant shall demonstrate that both outdoor storage and the screening for outdoor storage area are in the appropriate locations on the site to minimize impacts, given the operational practices of the facility. (See Condition A-1d)

### Performance Standards [CCC 40.230.085 (E)]

#### Finding 9

The proposed contractor's yard shall be operated to conform with the performance standards in CCC 40.230.085 (E) as it relates to maximum permissible noise levels as determined by WAC 173-60, venting, and odor. The applicant shall provide adequate provisions to ensure

that excessive noise levels, venting and odor are mitigated and directed away from residential areas. (See Condition A-1e)

### Outdoors Lighting

#### Finding 10

The applicant did not submit a lighting plan for the parking plot. Outdoors lighting in the parking lot shall be consistent with RCW 47.36.180 standards for lighting near public roadways, and shall not cast significant light or glare off-site on adjacent properties, especially on NE 113<sup>th</sup> Street to the north and the single-family residential communities to the east and south (per CCC 40.340.010 (A) (7)).

Therefore, the applicant shall provide a lighting plan indicating that proposed lighting in the parking lot will not cast significant light and glare off-sight on adjacent properties, especially on NE 113<sup>th</sup> Street to the north and the residential communities to the east and south, prior to final site plan or engineering plans approval, whichever comes first. (See Condition H-1)

### Loading Berth

#### Finding 11

The proposed modular office structure is less than 5,000 square feet of total floor area; therefore, this standard is not applicable.

#### Finding 12

The three (3) lots in the original site plan, PSR2004-00054, were approved to be served by on-site sewer systems. Both the primary and secondary septic drain fields were sited along the southern and eastern sections of the site. Lot I of Union Prairie Business Park was developed to be served by an on-site septic system. Staff understands that the developer of Union Prairie Business Park is able to provide the improvements necessary to connect all the lots - Lot 1, Lot 2 Lot 3A and Lot 3B - to public sewer system provided by Clark Regional Wastewater District. Therefore, the on-sit septic tank and septic drain fields must be professionally abandoned prior to final engineering plan or final site plan approval, whichever comes first. Documentation of abandonment must be submitted with final engineering plan or final site approval application. (See Condition A1-1f)

## **Conclusion (Land Use)**

Staff concludes that the proposed preliminary site plan complies with the applicable sections of Clark County Code section, if implemented as proposed.

## **ARCHAEOLOGY**

The applicant has submitted an archaeological pre-determination to the State Department of Archaeology and Historic Preservation (DAHP) prior to submittal of the application.

The DAHP concurs with the recommendation of the pre-determination that no additional studies are necessary; however, a note on the final construction plans will require that if resources are discovered during ground disturbance, work shall stop and DAHP and the county will be contacted. (See Condition A-2a)

## Conclusion

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets archaeology requirements of the Clark County Code.

## TRANSPORTATION

### Pedestrian/Bicycle Circulation

#### Finding 1

Pedestrian circulation facilities in compliance with the Americans with Disabilities Act are required in accordance with the provisions of Section CCC 40.350.010. Bike lanes are not required for industrial roads.

The development plans show an existing 6-foot attached sidewalk along the south side of NE 113<sup>th</sup> Street. These improvements were constructed as part of project ENG2004-00142. Staff finds that pedestrian circulation complies with CCC 40.350.010.

### Circulation Plan

#### Finding 2

Per staff report PSR2004-00054 Transportation Finding 2, staff found that the existing roadways and proposed improvements along NE 113<sup>th</sup> Street will provide adequate cross-circulation in vicinity of the proposed site and will allow future development to meet the cross circulation standards in compliance with Section CCC40.350.030(B)(2). This finding still holds true.

### Roads

#### Finding 3

Per staff report PSR2004-00054 Transportation Finding 3, the applicant was required to improve NE 113<sup>th</sup> Street to meet the following conditions:

- A minimum right-of-way of 50 feet
- A minimum roadway of 32 feet
- Curb/gutter and minimum sidewalk width of 6 feet

The development plans show an existing 50-foot right-of-way and 32 feet of paved roadway sidewalk, curb and gutter, and a 6-foot attached sidewalk along NE 113<sup>th</sup> Street. These improvements were constructed as part of ENG2004-00142. Staff finds that the applicant's plans show compliance with right-of-way requirements for NE 113<sup>th</sup> Avenue along the development's frontage.

### Access

#### Finding 4

The proposed development will be served by one existing driveway as constructed by ENG2004-00142 and shown on the proposed development plans. Staff finds access management complies with CCC 40.350.030(B)(4).

## Sight Distance

Finding 5

The approval criteria for sight distances are found in CCC 40.350.030(B)(8). This section establishes minimum sight distances at intersections and driveways. Landscaping, trees, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements at the existing driveway approach. (See Condition A-3a)

**Conclusion (Transportation)**

Staff concludes that the proposed preliminary plan, subject to the condition identified above, meets the transportation requirements of the Clark County Code.

**TRANSPORTATION CONCURRENCY**

## Trip Generation

Finding 1

The applicant has submitted a traffic accounting letter for the proposed Union Prairie Business Park. The applicant is proposing to modify the previously approved Union Prairie Business Park (PSR2004-00054) binding site plan review by dividing lot 3 into lot 3a and 3b. The applicant's accounting letter has indicated that lots 1, 2 and a portion of lot 3 (proposed Lot 3B) have been fully developed to 51,500 SF of the previously approved 78,796 SF. The following table represents the trip generation accounting.

Table 1 – Trip accounting

Description	Weekday		
	ADT	AM	PM
Trips Encumbered by PSR2004-00054	549	72	77
Current Buildout Totaling 51,500 SF (Lots 1, 2 & portion of lot 3)	359	48	50
<b><i>Trips Remaining for the proposed lot 3a</i></b>	<b>190</b>	<b>24</b>	<b>27</b>

The applicant's study has estimated trip generations using nationally accepted data published by the Institute of Transportation Engineers. It should be noted that if approved, the findings and conditions contained within, will supplement the findings and conditions of the Union Prairie Business Park PSR2004-00054. (See Transportation Concurrency Condition A-4a)

It shall also be noted that all trips encumbered by PSR2004-00054 will remain in the County's Concurrency Model until build out of this development. The trips in the County's Concurrency Model, upon build out of the development, will be removed signifying that all proposed trips are assumed to be on the road system. Once the removal of trips from the Concurrency Model occurs, any subsequent change of use or increased trip generation may require an additional traffic study and potential mitigations.

The applicant has submitted a traffic study under the provisions of Clark County Code section 40.350.020 (D)(1). This site is located at 11915 NE 113<sup>th</sup> Street in Vancouver.

**Conclusion**

In summary, staff recommends approval of the development application, as proposed, subject to the conditions of approval stated below.

## **STORMWATER**

### Stormwater Applicability

#### Finding 1

The provisions of Clark County Code Chapter 40.385 shall apply to all new development, redevelopment, and drainage projects consistent with the Stormwater Management Manual for Western Washington (SMMWW) as modified by CCC 40.385 and the county's stormwater manual. The project is in the urban area and adds more than 5,000 square feet of new impervious surface; therefore, the applicant shall comply with Minimum Requirements #1 through #10 per CCC 40.385.020(A)(4).

Per CCC 40.385.020(C)(1)(a), no new development or redevelopment shall be allowed to materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots.

### Stormwater Proposal

#### Finding 2

The site is currently vacant and slopes gently to the south. The majority of the site is covered by lawn and also contains trees and shrubs. The project will create 0.70 acres of impervious surface.

The applicant provided a Preliminary Stormwater Technical Information Report prepared by SGA Engineering & Design, PLLC dated July 6, 2015. Water quality requirements will be met with a bioretention area. Water quantity requirements will be met with infiltration trenches. Surface runoff will be collected from the parking lot and truck yard into catch basins and conveyed to the bioretention area with an infiltration trench below. Roof area will be collected and discharge to a dedicated roof runoff infiltration trench. The roof infiltration trench as well as the infiltration trench below the bioretention area is designed to infiltrate 100% of the site runoff. An emergency overflow from the bioretention area to an existing curb inlet in NE 113<sup>th</sup> Street is also provided. On-site soil is classified as Sifton Gravelly Loam (SvA) and has a hydrologic soil group classification of "B". (See Condition A-6a)

Columbia West Engineering, Inc. performed infiltration testing on October 14, 2005. Tested infiltration rates ranged from 68 to 471 inches per hour between 7 and 12 feet below ground surface. A design infiltration rate of 275 inches per hour with a factor of safety 5 was used for infiltration facility sizing. Groundwater was not encountered in test pits to the observed depth of 17.5 feet below ground surface. (See Conditions A-6b, C-1, and C-2)

The applicant specifies that all of the on-site stormwater facilities will be privately owned and maintained. (See Condition A-6c)

## **Conclusion (Stormwater)**

Staff concludes that the proposed preliminary stormwater plan, subject to the conditions above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

## **CRITICAL AQUIFER RECHARGE AREA**

### Finding 1

Based on the county GIS mapping, the property is within the critical aquifer recharge area (CARA), Category II; therefore, it shall be subject to the provisions of the CARA ordinance. The intent of this code is to protect groundwater that may be used in the future for drinking water or business purposes.

Infiltration trenches are considered Class V injection wells and require a CARA permit. Additionally, if the proposed use of the site involves activities listed in CCC 40.410.020(B) a CARA permit is also required for that specific use. (See Condition A-8)

## **FIRE PROTECTION**

### Fire Marshal Review

#### Finding 1

This application was reviewed by Curtis Eavenson in the Fire Marshal's Office. Curtis can be reached at (360) 397-2186 x3320, or e-mail at [curtis.eavenson@clark.wa.gov](mailto:curtis.eavenson@clark.wa.gov). Information can be faxed to Curtis at (360) 397-2076. Where there are difficulties in meeting these conditions or if additional information is required, contact Curtis in the Fire Marshal's Office immediately.

### Building Construction

#### Finding 2

Building construction or alterations occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. (See Condition B-2a)

### Fire Flow

#### Finding 3

Fire flow in the amount of 1,500 gallons per minute supplied for 120 minutes duration is required for this application. Prior to obtaining building permits, submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. (See Condition B-2b)

### Fire Hydrants

#### Finding 4

Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 300 feet and such that no portion of the building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads. Two (2) fire hydrants are required. (See Condition B-2c)

Unless waived by the fire district chief fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. (See Condition B-2c)

The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact Fire District #5 at 487-7260 to arrange for location approval. Provide and maintain a six-foot clear space completely around every fire hydrant. (See Condition B-2c)

#### Fire Apparatus Access

##### Finding 5

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. (See Condition B-2d)

#### **Conclusion**

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets the fire protection requirements of the Clark County Code.

## **WATER AND SEWER SERVICE**

##### Finding 1

Clark Public Utilities (CPU) provides potable water and Clark Regional Wastewater District provides sewer services in the area, respectively. Utility reviews from the service providers indicate that the water and sewer services are available in the area.

The applicant will need to provide the necessary improvements to connect this development to public water and sewer services provided by Clark Public Utilities and Clark Regional Wastewater District, respectively. (See Condition A-10a)

##### Finding 2

Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an acceptable "Health Department Final Approval Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or Prior to Occupancy). The Health Department Evaluation Letter will serve as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are hooked up to water and/or sewer. The Health Department Final Approval Letter will confirm that all existing wells and/or septic systems have been abandoned, inspected and approved by the Health Department. (See Condition A-10b)

#### **Conclusion**

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets water and sewer service requirements of the Clark County Code.

## IMPACT FEES

### Traffic Impact Fees

#### Finding 1

The proposed development will have an impact on traffic in the area, and is subject to Traffic Impact Fees (TIF) in accordance with CCC 40.610 & 40.620. The site is located within the North Orchards TIF District.

"In accordance with CCC 40.610 & 40.620, Traffic Impact Fees for North Orchards TIF district for the proposed 3,000 square foot modular industrial building is **\$9,828.17**, for the North Orchards TIF District for the proposed 3,000 square foot modular industrial building.

"The impact fees for lots on this plat shall be fixed for a period of three years, beginning from the date of preliminary plat approval, dated \_\_\_\_\_, and expiring on \_\_\_\_\_. Impact fees for permits applied for following said expiration date shall be recalculated using the then-current regulations and fees schedules." (See Condition E-1)

## SEPA Determination

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** - The impacts cannot be mitigated through conditions of approval and, therefore, require the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** - The impacts can be addressed through conditions of approval; or,
- **DNS = Determination of Non-Significance** - The impacts can be addressed by applying the Clark County Code.

The likely SEPA determination of Non-Significance (DNS) in the Notice of Development Review Application issued on October 5, 2015, is hereby final.

## SEPA Appeal Process

An **appeal** of this SEPA determination and any required mitigation must be filed with the Department of Community Development within fourteen (14) calendar days from the date of this notice.

A **procedural appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Both the **procedural and substantive appeals** must be filed within fourteen (14) calendar days of this determination. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

SEPA Appeals must be in writing and contain the following information:

1. The case number designated by the county and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Community Development Director. All contact with the Community Development Director regarding the petition, including notice, shall be with this contact person;
3. A brief statement describing why the SEPA determination is in error.

Refer to the *Appeals* handout for more information and fees.

The decision of the Hearing Examiner is final unless there is:

- A motion is filed for reconsideration within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal with Clark County Superior Court.

**Staff Contact Person:** Michael Uduk, (360) 397-2375, ext. 4385

**Responsible Official:** Marty Snell, Community Development Director

**Decision**

Based upon the proposed site plans identified as Exhibit 1 and the landscaping plan identified as Exhibit 2 attached hereto, and the findings and conclusions stated above and within the attached report and decision, the Permit Services Manager hereby **APPROVES** this request, subject to the following conditions of approval:

**Conditions of Approval**

<b>A</b>	<b>Final Construction/Site Plan Review Review and Approval Authority: Development Engineering</b>
----------	---

Prior to construction, a Final Construction Plan shall be submitted for review and approval, consistent with the approved preliminary plan and the following conditions of approval:

**A-1 Land Use**

- a. The applicant shall, if so needed use ten (10 percent) of the site for commercial activities; except that if a free standing commercial retail building is proposed, such a building shall comply with the standards stipulated in CCC 40.230.085 (C). See Land Use Finding 2)

- b. The applicant shall provide a final binding site plan application, which contains contain:
  - i. A survey prepared by a licensed land surveyor in the state of Washington showing the project boundary with mathematical closures and any land division lines created through the binding site plan process; and,
  - ii. Parcel area of lots expressed in square footage for developments in the urban area and acreage for developments in the rural area. (See Land Use Finding 3)
- c. *The following note shall be placed on the final binding site plan stating that:*  
"A development proposed on Lot 3A shall require a Type II Review. If the proposed land use requires a conditional use permit CUP), then the applicant shall apply for a CUP per code. Additional SEPA Checklist review and an archaeological predetermination evaluation may not be required for a Type II application because a SEPA DNS and an archaeological pre-determination evaluation have been completed on the entire 2.07 acre parcel. If, however, a proposed land use on Lot 3A warrants it, then the responsible official may require an additional SEPA Checklist review and an archaeological predetermination evaluation, accordingly." (See Land Use Finding 4)
- d. The applicant provide a final site plan that demonstrates that both outdoor storage and outdoor storage area are appropriately located to minimize potential adverse impacts to the residential neighbors to the east and west of the site. (See Land Use Finding 8)
- e. The applicant shall provide adequate provisions to ensure that excessive noise levels, venting and odor are mitigated and directed away from residential areas. (See Land Use Finding 9)
- f. The applicant shall ensure that the on-sit septic tanks and septic drain fields are professionally abandoned prior to final engineering or final site plan approval, whichever comes first. Documentation of the abandonment shall be submitted with final engineering plan or site plan approval application. (See Land Use Finding 12)

## **A-2 Archaeology**

- a. *A note shall be placed on the face of the final construction plans as follows:*  
"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."

## **A-3 Final Transportation Plan/On-Site**

The applicant shall submit and obtain county approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:

- a. The applicant shall show on the final construction plans the sight distance triangles for the existing driveway at the intersection of NE 113<sup>th</sup> Street. (See Transportation Finding 5)

**A-4 Final Transportation Plan/Off Site (Concurrency)**

The applicant shall submit and obtain county approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:

- a. The applicant shall comply / show compliance with transportation and transportation concurrency conditions of approval as issued in PSR2004-00054 Union Prairie Business Park dated November 16, 2004. (See Transportation Concurrency Finding 1)

**A-5 Transportation****a. Signing and Striping Plan**

The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing county Road Operations to perform any signing and pavement striping required within the county right-of-way. This plan and work order shall be approved by Public Works prior to final plat or final site plan approval.

**b. Traffic Control Plan**

Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Public Works for the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.

**A-6 Final Stormwater Plan**

The applicant shall submit and obtain county approval of a final stormwater plan for on and off-site facilities, as applicable, designed in conformance to CCC 40.385 and the following conditions of approval:

- a. The applicant shall submit final construction plans and a final Technical Information Report that addresses Minimum Requirements #1 through #10. (See Stormwater Finding 2)
- b. The applicant is required to demonstrate that the seasonal high groundwater level is at least 15 feet below the bottom of proposed infiltration systems or perform groundwater monitoring for one wet weather season and provide groundwater table elevation data. (See Stormwater Finding 2)
- c. A note stating that the onsite stormwater systems shall be privately owned and maintained shall be added to the stormwater construction plans. (See Stormwater Condition Finding 2)

**A-7 Erosion Control Plan**

The applicant shall submit and obtain county approval of a final erosion control plan designed in accordance with CCC 40.385.

**A-8 Critical Aquifer Recharge Areas (CARA)**

- a. If the activities within the proposed buildings are listed in Section CCC 40.410.020, a CARA permit application and associated environmental assessment report must be submitted for review and approval. (See CARA Finding 1)

**A-9 Final Landscape Plan**

The applicant shall submit and obtain county approval of final landscape plan consistent with the approved preliminary landscape plan and conditions listed below (CCC 40.320). The landscape plan shall include landscaping within the public right-of-ways and on-site, if applicable. The following landscaping scheme shall apply:

- a. Exhibit 1b is fully adopted here for implementation. See Land Use Finding 5 for applicable standards, if the applicant fails to implement the landscaping standards in Exhibit 1b.

**A-10 Public Health Review**

- a. The applicant shall to provide the necessary improvements to connect this development to public water and sewer services provided by Clark Public Utilities and Clark Regional Wastewater District, respectively.
- b. Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an acceptable "Health Department Final Approval Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or Prior to Occupancy). The Health Department Evaluation Letter will serve as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are hooked up to water and/or sewer. The Health Department Final Approval Letter will confirm that all existing wells and/or septic systems have been abandoned, inspected and approved by the Health Department.

**A-11 Fire Marshal Requirements**

(See all the conditions in the B below)

**A-12 Other Documents Required**

The following documents shall be submitted with the Final Construction/Site Plan:

- a. Stormwater Maintenance Covenant - A Developer Covenant to Clark County shall be submitted for recording that specifies the following Responsibility for Stormwater Facility Maintenance: For stormwater facilities for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or future, as appropriate, occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. An access easement to the private facilities for the purpose of inspection shall be granted to the county. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.

**A-13 Excavation and Grading**

Excavation / grading shall be performed in compliance with CCC Chapter 14.07.

<b>B</b>	<b>Prior to Construction of Development Review and Approval Authority: Development Inspection</b>
----------	---

Prior to construction, the following conditions shall be met:

**B-1 Pre-Construction Conference**

Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the county.

**B-2 Fire Marshal Requirements**

- a. Building construction or alterations occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. (See Fire Protection Finding 2)
- b. Fire flow in the amount of 1,500 gallons per minute supplied for 120 minutes duration is required for this application. Prior to obtaining building permits, submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. (See Fire Protection Finding 3)
- c. Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 300 feet and such that no portion of the building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads. Two (2) fire hydrants are required. (See Fire Protection Finding 4)

Unless waived by the fire district chief fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. (See Fire Protection Finding 4)

The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact Fire District #5 at 487-7260 to arrange for location approval. Provide and maintain a six-foot clear space completely around every fire hydrant. (See Fire Protection Finding 4)

- d. Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. (See Fire Protection Finding 5)

**B-3 Erosion Control**

Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.

**B-4 Erosion Control**

Erosion control facilities shall not be removed without county approval.

<b>C</b>	<b>Provisional Acceptance of Development Review and Approval Authority: Development Inspection</b>
----------	--

Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction/site plan and the following conditions of approval:

**C-1 Stormwater:**

In accordance with CCC 40.385.020 (C) (3) (i), before acceptance of any infiltration facility by the county, the completed facility must be tested and monitored to demonstrate that the facility performs as designed. If the tested coefficient of permeability determined at the time of construction is at least ninety-five percent (95%) of the uncorrected coefficient of permeability used to determine the design rate, construction shall be allowed to proceed. If the tested rate does not meet this requirement, the applicant shall submit an additional testing plan to Clark County that follows the requirements in Chapter 2 of the Stormwater Manual. This plan shall address steps to correct the problem, including additional testing and/or resizing of the facility to ensure that the system complies with the provisions of this chapter. (See Stormwater Finding 2)

**C-2 Stormwater:**

During installation of the infiltration facility, the applicant shall demonstrate that groundwater table is at least 5 feet below the designed elevation of the bottom of the proposed infiltration facility. The system shall be redesigned if the required separation is not achieved. (See Stormwater Finding 2)

<b>D</b>	<b>Final Plat Review &amp; Recording Review and Approval Authority: Development Engineering</b>
----------	---

Prior to final plat approval and recording, the following conditions shall be met:

**D-1** Not applicable

<b>E</b>	<b>Building Permits Review and Approval Authority: Permit Services</b>
----------	--

Prior to issuance of a building permit, the following conditions shall be met:

**E-1 Impact Fees**

"In accordance with CCC 40.610 & 40.620, Traffic Impact Fees for North Orchards TIF district for the proposed 3,000 square foot modular industrial building is **\$9,828.17** for the North Orchards TIF District for the proposed 3,000 square foot modular industrial building.

“The impact fees for lots on this plat shall be fixed for a period of three years, beginning from the date of preliminary plat approval, dated \_\_\_\_\_, and expiring on \_\_\_\_\_. Impact fees for permits applied for following said expiration date shall be recalculated using the then-current regulations and fees schedules.”

<b>F</b>	<b>Occupancy Permits Review and Approval Authority: Building</b>
----------	--

Prior to issuance of an occupancy permit, the following conditions shall be met:

**F-2 Land Use and Critical Areas**

Not Applicable

<b>G</b>	<b>Development Review Timelines &amp; Advisory Information Review and Approval Authority: None - Advisory to Applicant</b>
----------	--

**G-1 Site Plans and Other Land Use Approvals**

Within seven (7) years of preliminary plan approval, a Fully Complete application for a building permit shall be submitted.

**G-2 Department of Ecology Permit for Construction Stormwater**

A permit from the Department of Ecology (ECY) is required if:

- The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; **AND**
- There is a possibility that stormwater could run off the development site during construction and into surface waters or conveyance systems leading to surface waters of the state.

The cumulative acreage of the entire project whether in a single or in a multiphase project will count toward the one acre threshold. This applies even if the applicant is responsible for only a small portion (less than one acre) of the larger project planned over time. **The applicant shall contact DOE for further information.**

**G-3 Building and Fire Safety**

Building and fire, life, and safety requirements must be addressed through specific approvals and permits. This decision may reference general and specific items related to structures and fire, life, and safety conditions, but they are only for reference in regards to land use conditions. It is the responsibility of the owner, agent, tenant, or applicant to insure that Building Safety and Fire Marshal requirements are in compliance or brought into compliance. Land use decisions do not waive any building or fire code requirements.

**G-4 Building Elevation Approvals**

Approval of building elevations submitted for preliminary plan review does not ensure compliance with other requirements (such as building setbacks) under other construction codes. Compliance with other construction codes is the responsibility of the applicant at the time of building permit issuance.

**H Post Development Requirements  
Review and Approval Authority: As specified below****H-1 Outdoor Lighting**

Therefore, the applicant shall provide a lighting plan indicating that proposed lighting in the parking lot will not cast significant light and glare off-sight on adjacent properties, especially on NE 113<sup>th</sup> Street to the north and the residential communities to the east and south, prior to final site plan or engineering plans approval, whichever comes first. (See Land Use Finding 10)

**Note: The Community Development Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.**

**Decision Appeal Process**

An **appeal** of any aspect of this decision may be appealed to the Clark County Hearing Examiner only by a party of record. A "Party of Record" includes the applicant and those individuals who submitted written testimony to the Community Development Director within the designated comment period.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98660, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on November 12, 2015. Therefore any appeal must be received in this office by the close of business on November 26, 2015.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the County;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:
  - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
  - The specific aspect(s) of the decision being appealed;
  - The reasons why each aspect is in error as a matter of fact or law;
  - The evidence relied on to prove the error; and,
- The appeal fee

Refer to the Appeals handout for more information and fees.

An appeal of any aspect of the Hearing Examiner's decision, except the SEPA determination (i.e., procedural issues), may be appealed to the Superior Court or reconsidered by the Hearing Examiner only by a party of record pursuant to Ordinance 10-19, adopted 10/27/2009 by the Board of County Commissioners.

**Attachments**

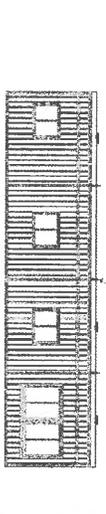
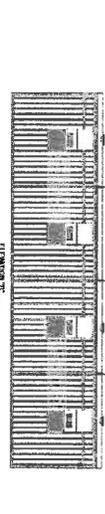
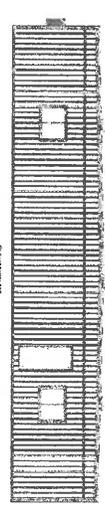
- Exhibit 1: Copy of Proposed Preliminary Plan
- Exhibit 2: Copy of the Proposed Site Plan

**PROJECT CONTACTS**

**OWNER / APPLICANT**  
 HIGHWAY 568 PROPERTIES, LLC  
 VANCOUVER, WA 98687

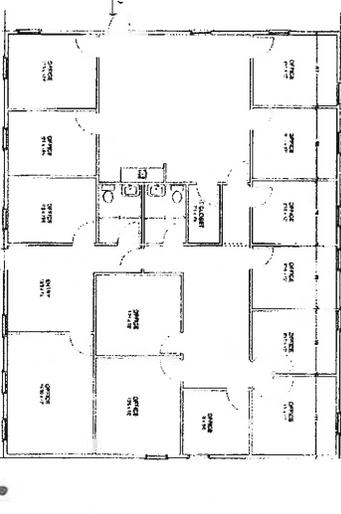
**ARCHITECT (PART OF CONTRACT)**  
 DLC ARCHITECTURE, LLC  
 VANCOUVER, WA 98687  
 DAVID COMMERCIAL AIA  
 (360) 601 9858  
 dave@dcarch.com

**LANDSCAPE ARCHITECT**  
 SGA ENGINEERING AND DESIGN  
 VANCOUVER, WA 98689  
 SCOTT TAYLOR PE  
 (360) 988 0511



**3 EXTERIOR ELEVATIONS**

THESE ELEVATIONS REPRESENT THE EXTERIOR APPEARANCE OF THE PROPOSED BUILDING. THE EXTERIOR FINISHES AND MATERIALS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED A CONTRACT DOCUMENT. THE EXTERIOR FINISHES AND MATERIALS SHALL BE AS APPROVED BY THE LOCAL AUTHORITY.



**2 VICINITY MAP**

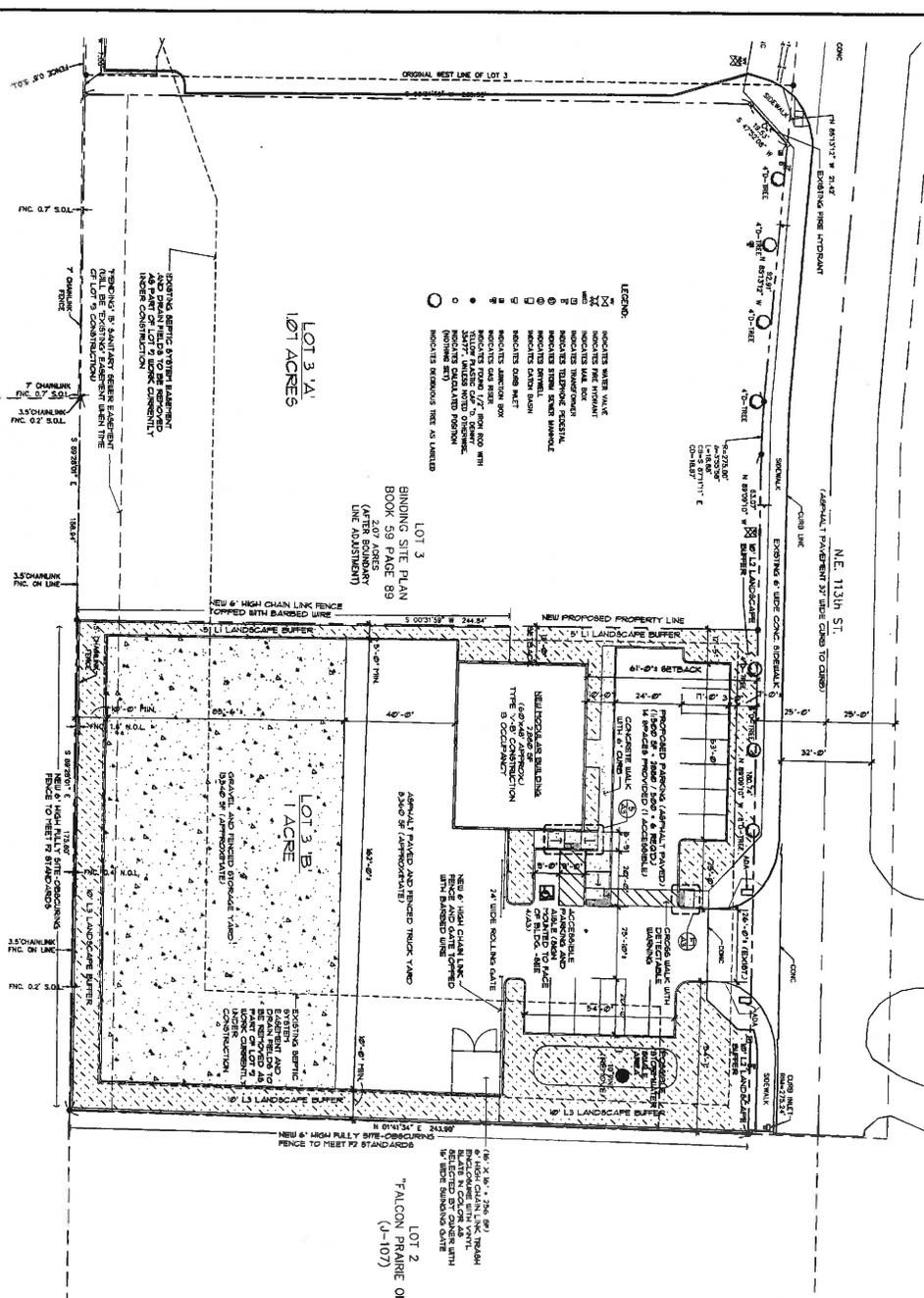


**1 CONCEPTUAL SITE LAYOUT**

PROPOSED BUILDING SHOWN ON IMPROVED LOT 3, 100' WIDE BY 200' DEEP, ADJACENT TO NE 113TH STREET AND NE 124TH STREET.



- LEGEND:**
- 1. X - EXISTING WATER VALVE
  - 2. - EXISTING FIRE HYDRANT
  - 3. - EXISTING TRANSFORMER
  - 4. - EXISTING TELEPHONE RECEPTACLE
  - 5. - EXISTING TELEPHONE RECEPTACLE
  - 6. - EXISTING TELEPHONE RECEPTACLE
  - 7. - EXISTING TELEPHONE RECEPTACLE
  - 8. - EXISTING TELEPHONE RECEPTACLE
  - 9. - EXISTING TELEPHONE RECEPTACLE
  - 10. - EXISTING TELEPHONE RECEPTACLE
  - 11. - EXISTING TELEPHONE RECEPTACLE
  - 12. - EXISTING TELEPHONE RECEPTACLE
  - 13. - EXISTING TELEPHONE RECEPTACLE
  - 14. - EXISTING TELEPHONE RECEPTACLE
  - 15. - EXISTING TELEPHONE RECEPTACLE
  - 16. - EXISTING TELEPHONE RECEPTACLE
  - 17. - EXISTING TELEPHONE RECEPTACLE
  - 18. - EXISTING TELEPHONE RECEPTACLE
  - 19. - EXISTING TELEPHONE RECEPTACLE
  - 20. - EXISTING TELEPHONE RECEPTACLE



**UNION PRAIRIE BUSINESS PARK**  
**LOT 3 BUILDING AND SITE DEVELOPMENT**  
 11915 NE 113TH STREET VANCOUVER WA

**DLC ARCHITECTURE, LLC**  
 11815 NE 113TH ST, STE 104  
 VANCOUVER, WA 98662  
 (360) 601 9858

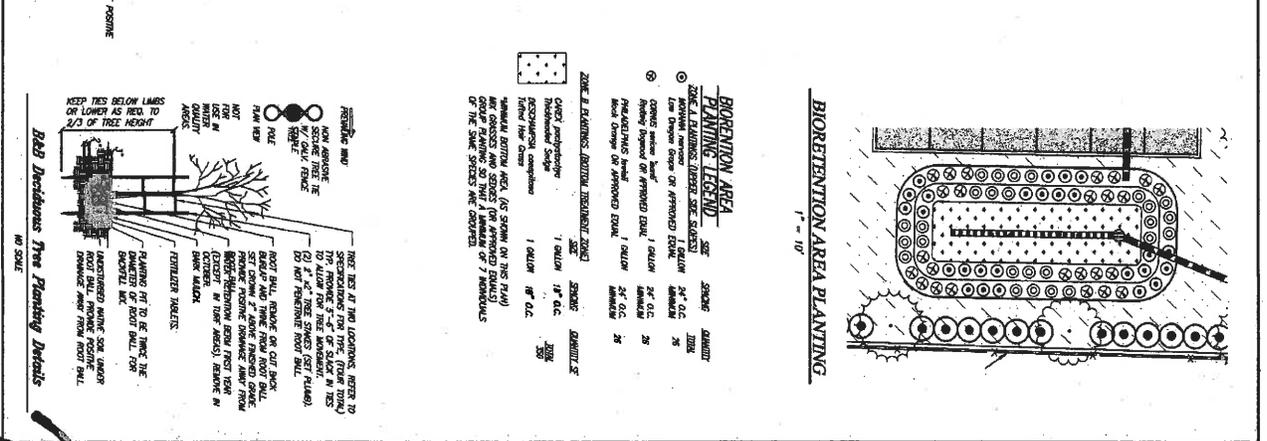
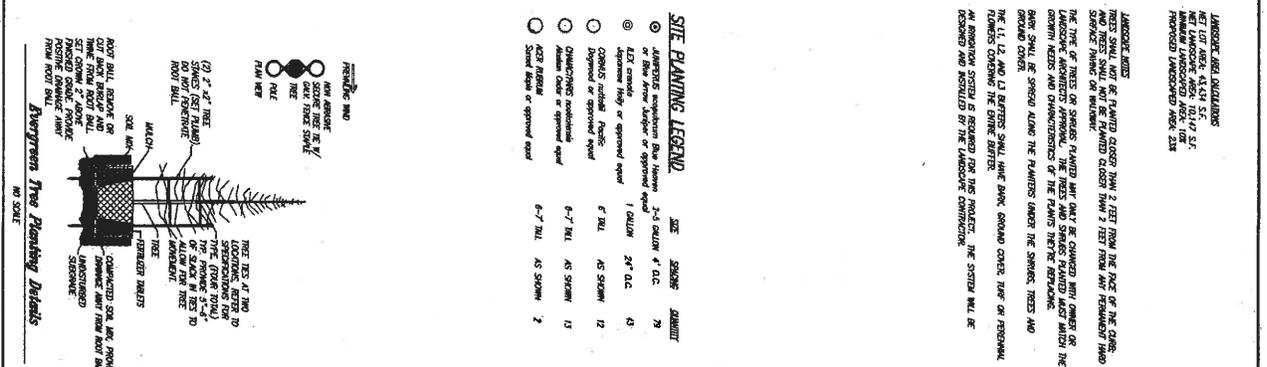
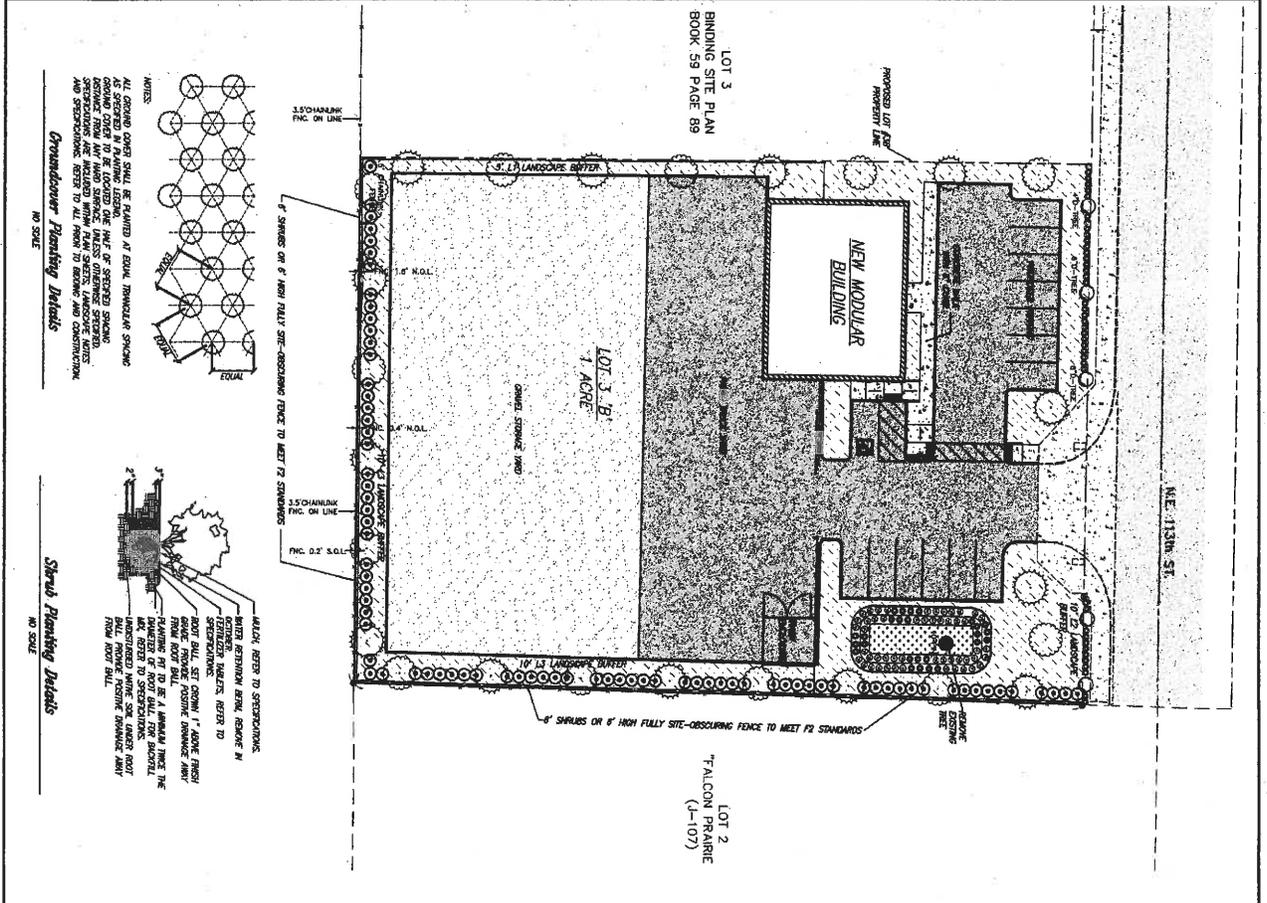


**A2**  
 OF2

**REVISIONS**

NO.	DATE	DESCRIPTION
15-02	07/29/2015	ISSUE FOR PERMIT
07/29/2015	07/29/2015	ISSUE FOR PERMIT
08/10/2015	08/10/2015	ISSUE FOR PERMIT

EXHIBIT #



**PRELIMINARY LANDSCAPE PLAN**

**UNION PRAIRIE BUSINESS PARK LOT 3B**

**CLARK COUNTY WASHINGTON**

**PRELIMINARY NOT FOR CONSTRUCTION**

**SOA ENGINEERING - LAND PLANNING DEVELOPMENT SERVICES LANDSCAPE ARCHITECTURE**

**2022 BROADWAY WASHINGTON WA 98001 PH: (206) 295-0011 FAX: (206) 295-0012**

**DATE: 07/07/2015**

**PROJECT: UNION PRAIRIE BUSINESS PARK LOT 3B**

**DESIGNED BY: JAV**

**CHECKED BY: JAV**

**SCALE: 1" = 20'**

**JOB NUMBER: 1512**

**SHEET: 11**

EXHIBIT #