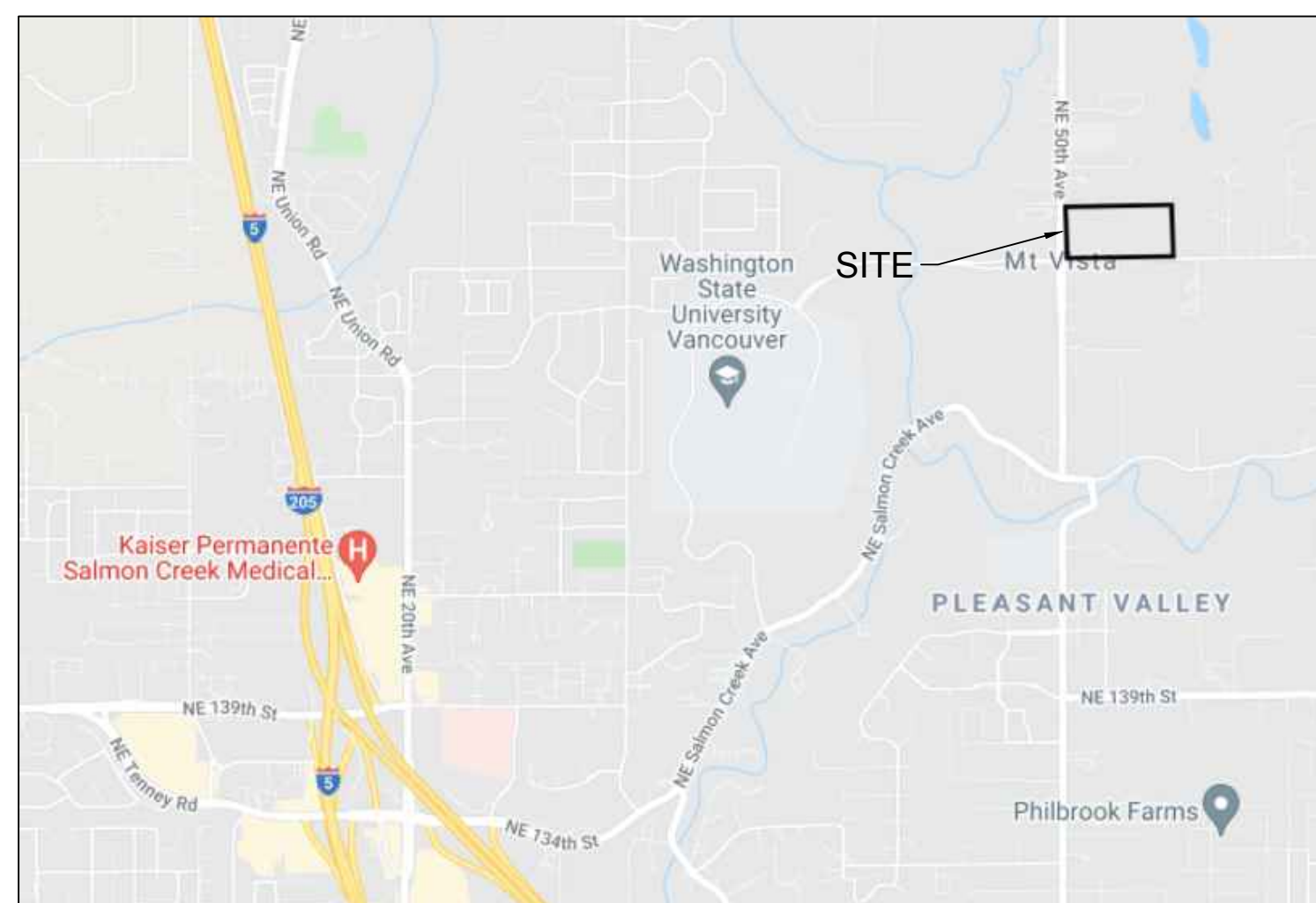


DSHS CLARK COUNTY 2020-473 48 BED COMMUNITY RTF

16015 NE 50TH AVE, VANCOUVER, WA 98686



VICINITY MAP

SCALE: NTS

ABBREVIATIONS

AC	ACRE	G	GRVL	G	GAS	R	RADIUS
APPROX	APPROXIMATELY	GV	GRAVEL	GV	GAS VALVE	ROW	REVISED CODE OF WASHINGTON
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	H	HDPPE	H	HIGH DENSITY POLYETHYLENE	RT	RIGHT-OF-WAY
ARCH	ARCHITECTURAL	IE	INVERT	IE	INVERT ELEVATION	S	SOUTH
ASPH	ASPHALT	IN	INCH	IN	INCH	SC	SCHEDULE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LD	LENGTH	LD	LENGTH	SD	STORM DRAIN
AVE	AVENUE	LF	LINEAR FEET	LF	LINEAR FEET	SDMH	STORM DRAIN MANHOLE
BLDG	BUILDING	LN	LONGITUDE	LN	LONGITUDE	SDR	STANDARD DIMENSION RATIO
BMP	BEST MANAGEMENT PRACTICE	LT	LEFT	LT	LEFT	SF	SQUARE FEET
BC	BOTTOM OF GRADE	MAX	MAXIMUM	MAX	MAXIMUM	SPECS	SPECIFICATIONS
BTM	BOTTOM OF PIPE	MH	MANHOLE	MH	MANHOLE	SQ YD	SQUARE YARD
BW	BOTTOM OF WALL	MISC	MISCELLANEOUS	MISC	MISCELLANEOUS	SS	SANITARY SEWER
CL	CLASS	MON	MONUMENT	MON	MONUMENT	SSCO	SANITARY SEWER CLEANOUT
CMP	CORRUGATED METAL PIPE	N	NORTH	N	NORTH	ST	STREET
CO	CLEAN OUT	NC	NO CURB	NC	NO CURB	STA	STATION
CONC	CONCRETE	NO	NUMBER	NO	NUMBER	STD	STANDARD
CPEP	CORRUGATED POLYETHYLENE PIPE	NTS	NOT TO SCALE	NTS	NOT TO SCALE	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
CR	CROWN OF PIPE	OC	ON CENTER	OC	ON CENTER	T	TELEPHONE
CSTC	CRUSHED SURFACING TOP COURSE	OD	OUTSIDE DIAMETER	OD	OUTSIDE DIAMETER	TC	TEMP
DEPT	DEPARTMENT	OFF	OFFSET	OFF	OFFSET	TESSC	TEMPORARY EROSION & SEDIMENT CONTROL
DI	DUCTILE IRON	PC	POINT OF CURVATURE	PC	POINT OF CURVATURE	TG	TOP OF GRADE
EA	EAST	PCC	POINT OF COMPOUND CURVE	PCC	POINT OF COMPOUND CURVE	TP	TOP OF PAVEMENT
EC	EXTRUDED CURB	PI	POINT OF INTERSECTION	PI	POINT OF INTERSECTION	TYP	TYPICAL
EG	EXISTING GRADE	PL	PROPERTY LINE	PL	PROPERTY LINE	UG	UNDER GROUND
ELEV	ELEVATION	PP	POWER POLE	PP	POWER POLE	UIC	UNDER GROUND INJECTION CONTROL
EP	EDGE OF PAVEMENT	PRC	POINT OF REVERSE CURVE	PRC	POINT OF REVERSE CURVE	U.O.N.	UNLESS OTHERWISE NOTED
ESC	EROSION & SEDIMENT CONTROL	PROP	PROPOSED	PROP	PROPOSED	V	VERTICAL
EXIST	EXISTING	PT	POINT OF TANGENCY	PT	POINT OF TANGENCY	W	WEST
FDC	FIRE DEPARTMENT CONNECTION	PVC	POLYVINYL CHLORIDE	PVC	POLYVINYL CHLORIDE	W/	WITH
FFE	FINISHED FLOOR ELEVATION	PVMT	PAVEMENT	PVMT	PAVEMENT	WAC	WASHINGTON ADMINISTRATIVE CODE
FG	FINISHED GRADE					WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
FH	FIRE HYDRANT					WV	WATER VALVE
FL	FLANGED					YD	YARD DRAIN

LEGAL DESCRIPTION (BY OTHERS)

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON.

EXCEPT COUNTY ROADS.

BASIS OF BEARING (BY OTHERS)

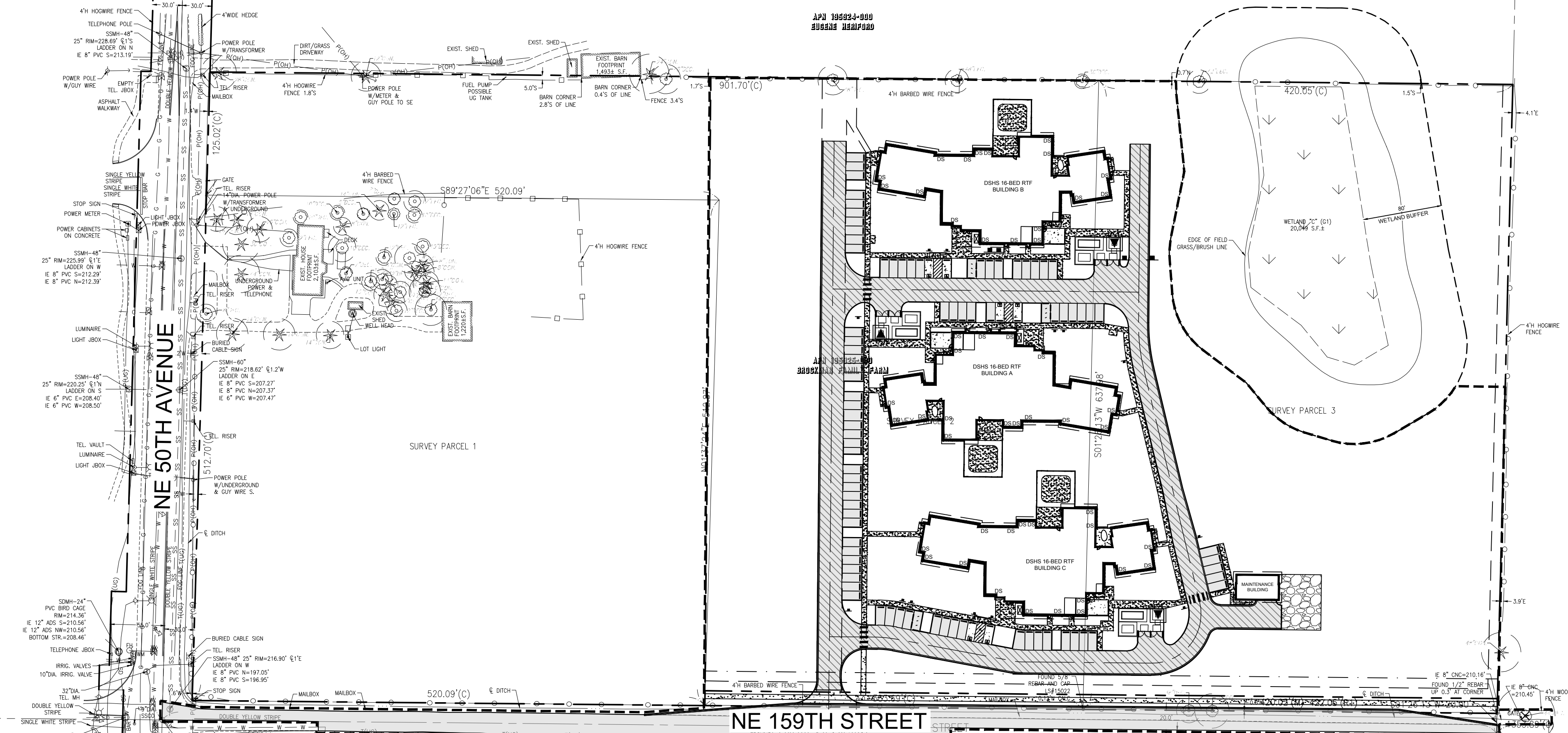
BASIS OF BEARINGS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: 45.737541281
LONGITUDE: -122.617289383
HEIGHT: 142.00'
PROJECT COMBINED SCALE: 0.9999836958

LINE BETWEEN FOUND MONUMENT LOCATED AT THE SW CORNER OF SECTION 18 AND ANOTHER FOUND MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 18, BOTH OF TOWNSHIP 3 NORTH, RANGE 02 EAST, WILLAMETTE MERIDIAN AND IN CENTER LINE OF NE 50TH AVENUE, WAS TAKEN AS N01°37'24"E AND MORE PARTICULARLY DESCRIBED HEREON.

VERTICAL DATUM

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18.



SHEET INDEX

#	DESCRIPTION
C-001	COVER SHEET
S-001	GENERAL NOTES AND LEGENDS
SV-001	SURVEY SHEET 1 OF 2
SV-002	SURVEY SHEET 2 OF 2
G-001	GRADING AND DRAINAGE PLAN NORTH
G-002	GRADING AND DRAINAGE PLAN SOUTH
U-001	UTILITY PLAN NORTH
U-002	UTILITY PLAN SOUTH
C-001	FRONTAGE PLAN NORTH
C-002	FRONTAGE PLAN SOUTH
C-301	GRADING AND DRAINAGE PLAN NORTH
C-302	GRADING AND DRAINAGE PLAN SOUTH
C-303	ON-SITE ROAD PROFILES & SECTIONS
C-304	GRADING DETAILS AND SITE SECTIONS
C-401	UTILITY PLAN NORTH
C-402	UTILITY PLAN SOUTH
C-304	POWER DISTRIBUTION ROUTING
C-404	UTILITY PROFILES

SHEET INDEX

#	DESCRIPTION
C-501	FRONTAGE PLAN
L-101	LANDSCAPE PLAN
C-601	EROSION CONTROL DETAILS
C-602	SITE AND SURFACING DETAILS
C-603	SITE AND SURFACING DETAILS
C-604	STORM DRAINAGE DETAILS
C-605	UTILITY DETAILS
C-606	FRONTAGE DETAILS

CONTACTS:

OWNER:
DSHS OFFICE OF CAPITAL PROGRAMS
PO BOX 45848
OLYMPIA, WA 98504
CONTACT: LARRY COVEY
PHONE: 360-628-6662
EMAIL: COVEYLG@DSHS.WA.GOV

LANDSCAPE ARCHITECT:
THE WATERSHED COMPANY
750 6TH ST S
KIRKLAND, WA 98083
CONTACT: AMBER MIKLUSCAK
PHONE: 425.822.5242
EMAIL: AMIKLUSCAK@WATERSHEDCO.COM

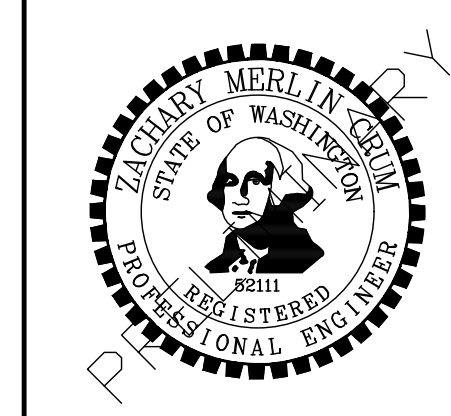
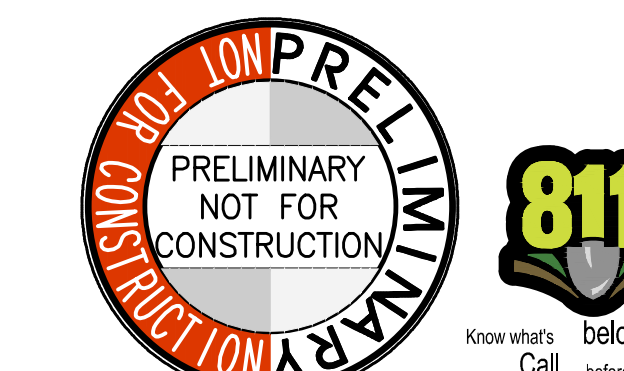
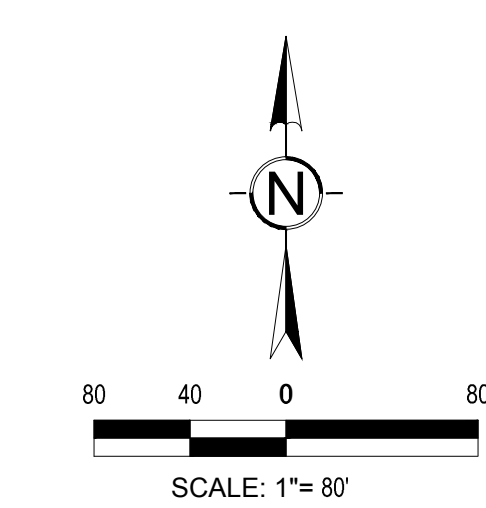
ELECTRICAL ENGINEER:
SAZAN GROUP
600 STEWART ST, #1400
SEATTLE, WA 98101
CONTACT: NIELS FALLISGAARD
PHONE: 206.267.1700
EMAIL: NFALLISGAARD@SAZAN.COM

ARCHITECTS:
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TACOMA, WA 98402
CONTACT: JIM WOLCH
PHONE: 253.627.4367
EMAIL: JWOLCH@BCRADESIGN.COM

SURVEYOR:
LANKTREE LAND SURVEYING, INC.
25510 74TH AVE S
KENT, WA 98032
CONTACT: TREVOR LANKTREE
PHONE: 253.653.6423
EMAIL: TLANKTREE@LANKTREELAND.COM

CIVIL ENGINEER:
BCRA, INC.
2106 PACIFIC AVE, SUITE 300
TACOMA, WA 98402
CONTACT: ZACHARY CRUM
PHONE: 253.627.4367
EMAIL: ZCRUM@BCRADESIGN.COM

GEOTECHNICAL ENGINEER:
PBS ENGINEERING AND ENVIRONMENTAL INC.
4412 S CORBETT AVENUE
PORTLAND, OR 97239
CONTACT: RYAN WHITE
PHONE: 503.417.7608
EMAIL: RYAN.WHITE@PBSUSA.COM



PROJECT:
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
2020-473 BH 48 BED COMMUNITY RTF
16015 NE 50TH AVE
VANCOUVER, WA 98686

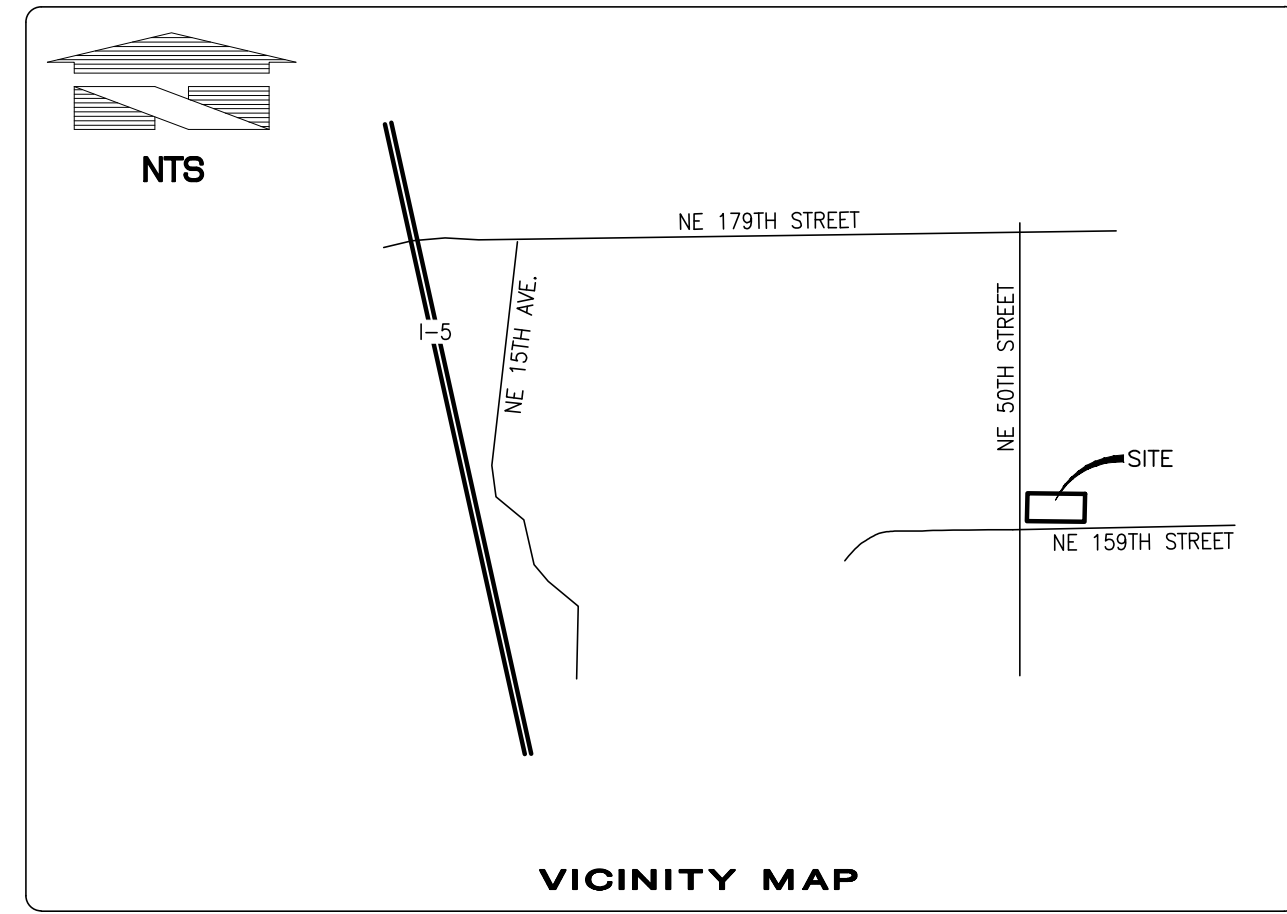
DATE: 06.18.2021
BCRA NO: 19093.00.01
DRAWN BY: MB/RB DESIGNED BY: SP
REVIEWED BY: ZMC
SHEET TITLE: COVER SHEET



811
Know what's below. Call before you dig.
C-001
LAND USE SUBMITTAL

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

BOUNDARY AND TOPOGRAPHIC SURVEY



OVERALL LEGAL DESCRIPTION:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON.

EXCEPT COUNTY ROADS.

SPECIAL EXCEPTIONS:

- 1.-3. NOT APPLICABLE TO BE SHOWN ON THIS SURVEY.
4. EASEMENT FOR POWER TRANSMISSIONS FACILITIES TO PUBLIC UTILITY DISTRICT NO.1, AFN. 8202010119 (BLANKET-NOT PLOTTABLE)
5. ENCROACHMENTS AND MATTERS DISCLOSED BY SURVEY, RECORDED IN VOLUME 13 OF SURVEYS, PAGE 18, RECORDS OF CLARK COUNTY, WASHINGTON. (NOT PLOTTABLE)

PURPOSE OF THIS SURVEY

THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR DEVELOPMENT AND/OR DESIGN

BASIS OF BEARINGS NAD83(2011)-EPOCH 2010 DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)

BASIS OF BEARINGS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT

LATITUDE: 45.737541281
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PROJECT COMBINED SCALE: 0.9999836958

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VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

SITE ADDRESS
16015 NE 50TH AVENUE NE, VANCOUVER, WA 98686

ASSESSOR'S PARCEL NUMBER
195925-000

FLOOD INFORMATION

PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 53011C0376 D, DATED 9/5/2012.

PARCEL AREAS

SURVEY PARCEL 1 = 6.121± ACRES
SURVEY PARCEL 2 = 7.086± ACRES
SURVEY PARCEL 3 = 6.152± ACRES
OVERALL = 843,714± SQ FT OR 19.369± ACRES

REFERENCE SURVEYS

R1) ROS BOOK 13 OF SURVEYS, PAGE 18

REFERENCE GIS DATA

G1) WETLANDS SHOWN PER EXHIBIT BY PBS PORTLAND ON 12/14/2020 AND GIS SHAPE FILES PROVIDED BY PBS. UPDATED 6/09/2021

REFERENCE PLANS

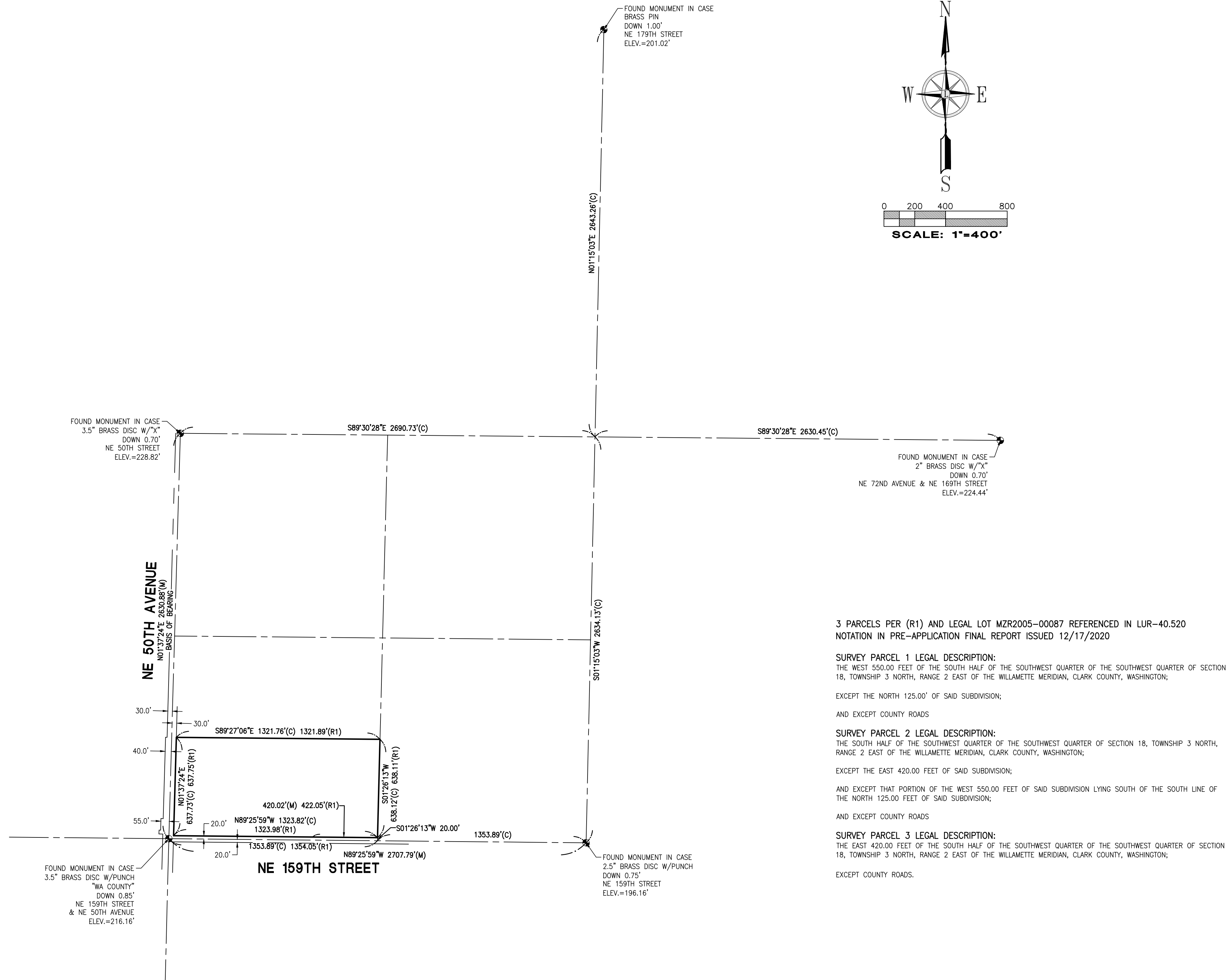
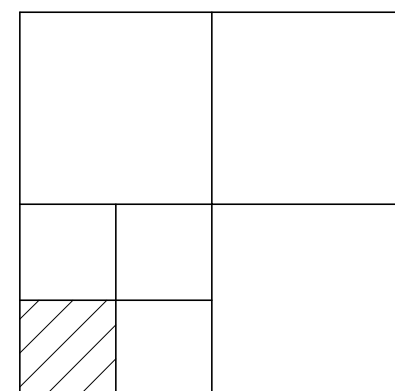
P1) PLANS FOR TECH PREPARATORY, FROM CLARK COUNTY FILE NUMBER F-CMN-2018-00146, DATED 10/09/2018.

NOTES

1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.
2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5'± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POTHOUGH BE PERFORMED.
3. FIELD SURVEY WAS COMPLETED IN DECEMBER 2020 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.
4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.
5. STEWART TITLE ORDER NUMBER 01209-42528, DATED 11/11/2020, WAS RELIED UPON FOR ALL TITLE INFORMATION COMPILED TO PREPARE THIS SURVEY.

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A TRIMBLE SX10 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R10-2 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.



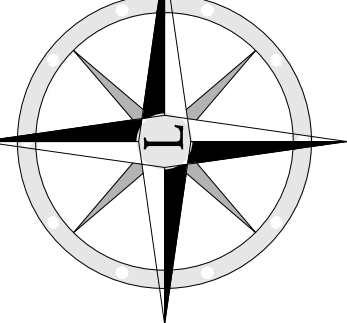
No.	Date	By	Chkd.	Appr.	Revision
1	6/9/21	TSJ	TSJ	TSJ	REVISED WETLANDS FROM PBS

Title:
BOUNDARY AND TOPOGRAPHIC SURVEY
PTN OF THE SW1/4, OF THE SW1/4 OF SEC. 18,
TWP. 3 N., RGE 2 EAST, W. M.
VANCOUVER
CLARK COUNTY STATE OF WASHINGTON

For:
BCRA DESIGN
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

Scale:	Horizontal	Vertical
	1"=400'	1"=400'
Designed: XXV	Drawn: BGL	Checked: JSL
		Approved: TSJ
		Date: 12/24/20

LANKTREE LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM



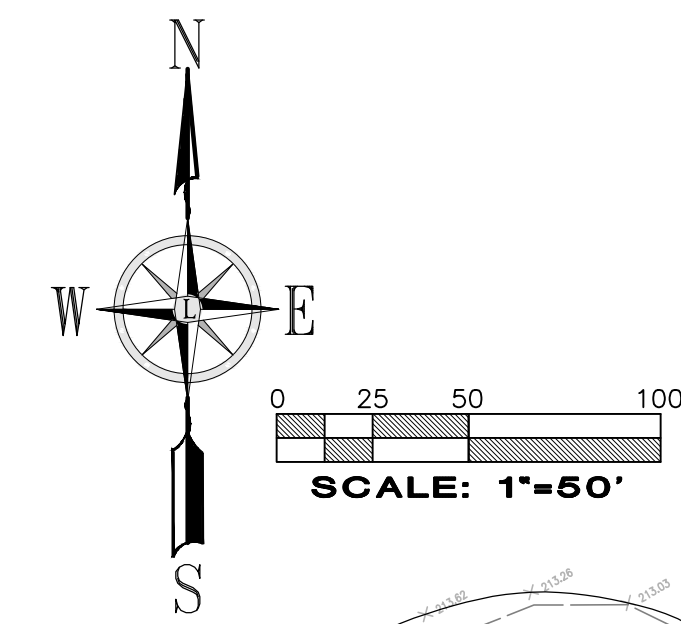
SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

TREVOR S. LANKTREE P.L.S.
 WASHINGTON REGISTRATION NO. 45789
 DATE SIGNED: 6/09/2021
 DATE: 6/09/2021



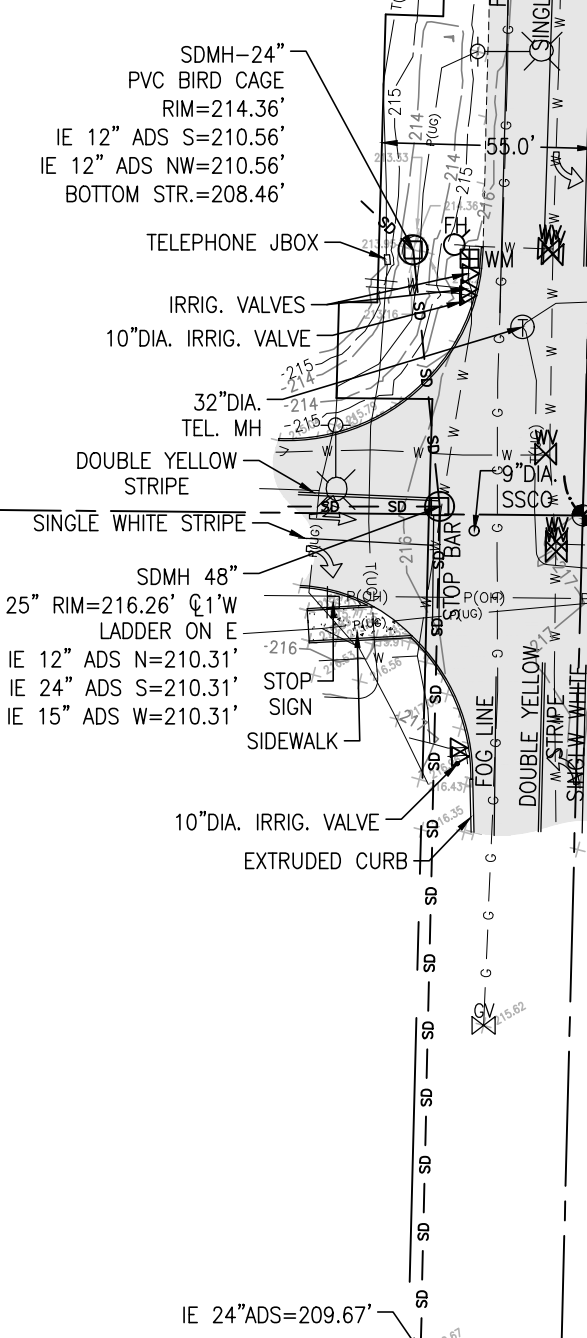
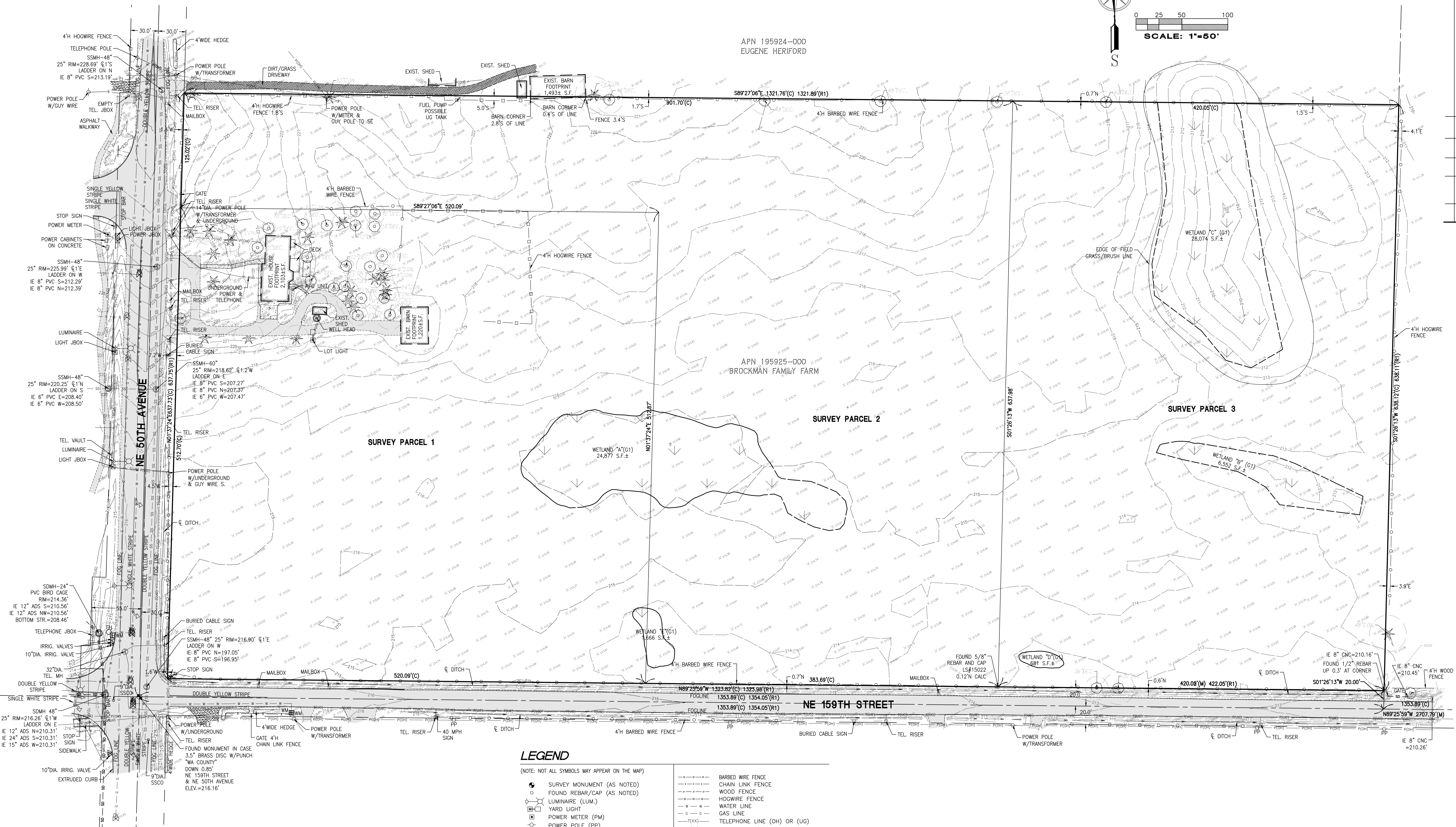
Job Number: **5209**
Sheet: **1** of **2**

BOUNDARY AND TOPOGRAPHIC SURVEY



APN 195924-000
EUGENE HERIFORD

APN 195925-000
BROCKMAN FAMILY FARM



ABBREVIATIONS

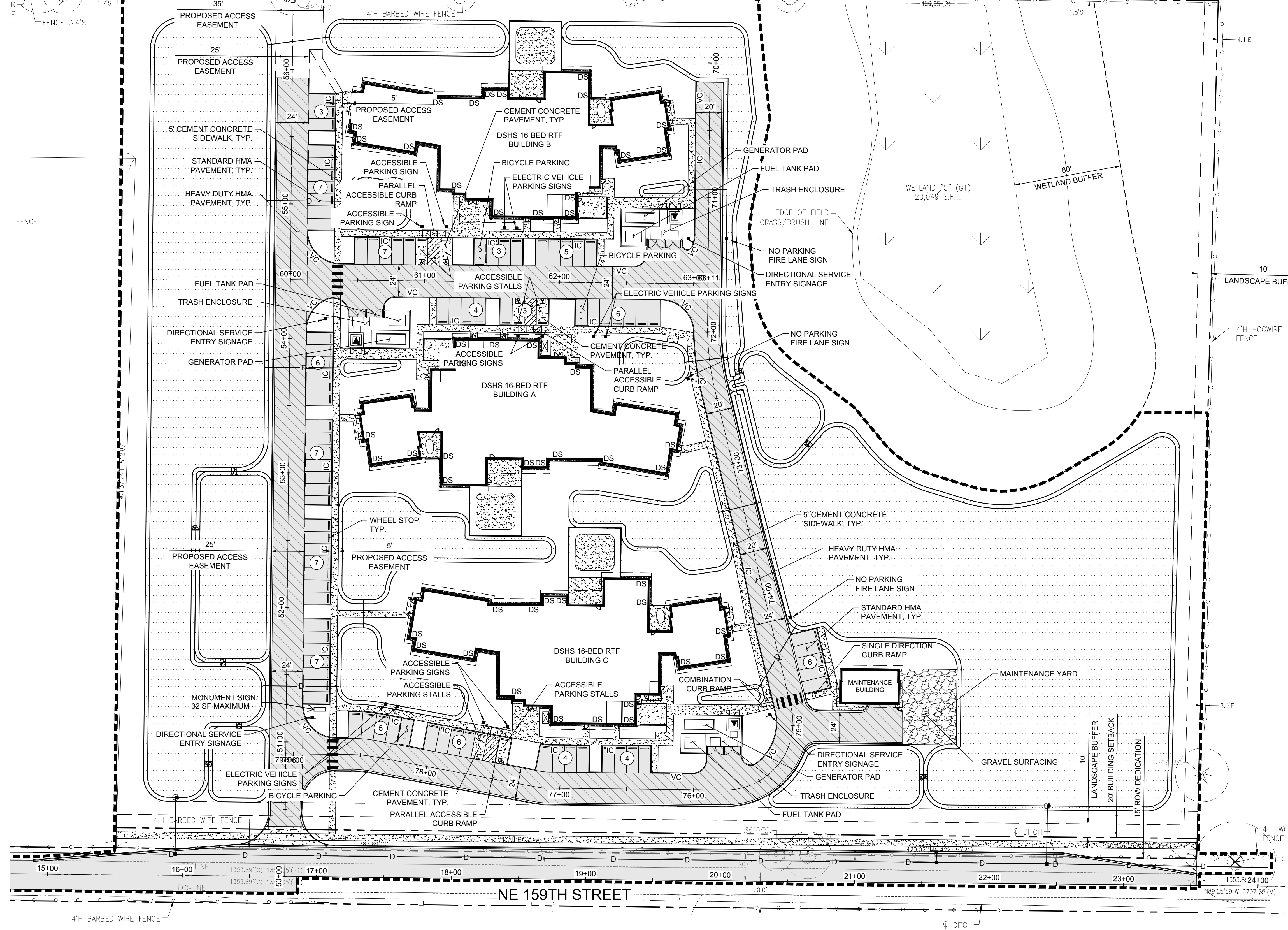
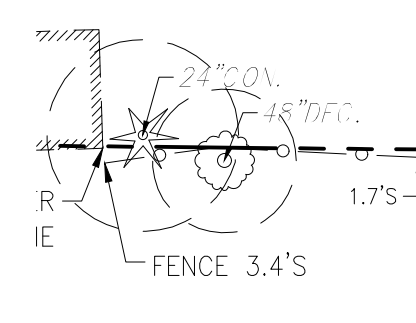
(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYF)	TYPICAL
(C)	CALCULATED
(M)	MEASURED
(GIS)	GEOGRAPHICAL INFORMATION SYSTEMS
(REF)	PER REFERENCE INFORMATION
(H)	HIGH
(V)	IRRIGATION VALVE

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

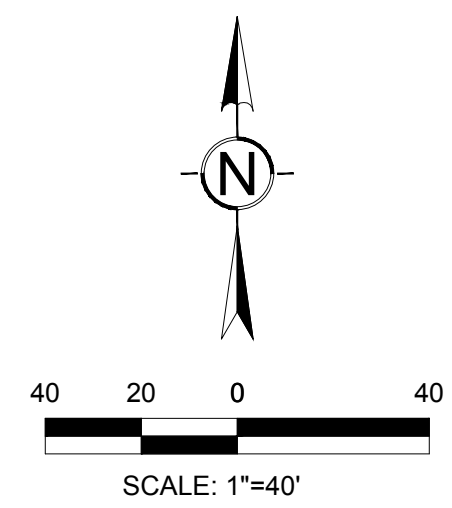
	SURVEY MONUMENT (AS NOTED)		BARBED WIRE FENCE
	FOUND REBAR/CAP (AS NOTED)		CHAIN LINK FENCE
	LUMINAIRE (LUM.)		WOOD FENCE
	YARD LIGHT		HOGWIRE FENCE
	POWER METER (PM)		WATER LINE
	POWER POLE (PP)		GAS LINE
	JUNCTION BOX (AS NOTED)		TELEPHONE LINE (OH) OR (UG)
	TELEPHONE MANHOLE (TM)		POWER LINE (OH) OR (UG)
	STORM MANHOLE (SDMH)		STORM LINE
	STORM CLEANOUT (SDCO)		SEWER LINE
	SANITARY SEWER MANHOLE (SSMH)		DECIDUOUS TREE
	SANITARY CLEANOUT (SSCO)		CONIFEROUS TREE
	GAS VALVE (GV)		TREE DRILINE
	WATER VALVE (WV)		CONCRETE
	FIRE HYDRANT (FH)		GRAVEL/SAND (AS NOTED)
	WATER METER (WM)		ASPHALT
	WELL		BUILDING LINE
	SIGN		DIRT/GRASS DRIVEWAY
	IRRIGATION VALVE (IV)		
	DIRECTIONAL ARROW		
	MAILBOX		

Title: BOUNDARY AND TOPOGRAPHIC SURVEY PTN OF THE SW1/4, OF THE SW1/4 OF SEC. 18, TWP. 3 N., RGE 2 EAST, W. M.	No. _____ Date _____ By _____ Cld. _____ I. Appr. _____	Revision No. _____ Date _____ By _____ Cld. _____ I. Appr. _____	BCRA DESIGN 2106 PACIFIC AVENUE, SUITE 300 TACOMA, WA 98402
For: Scale: Horizontal 1"=50' Vertical 1"=50'	Designed: XXX Drawn: BGL Checked: JSL Approved: JSL Date: 12/24/20	Scale: 1"=50' Date/Time: Jun 09, 2021 1:54pm Scale: 1"=50' Date/Time: Jun 09, 2021 1:54pm Scale: 1"=50' Date/Time: Jun 09, 2021 1:54pm	LANKTREE LAND SURVEYING, INC. 25510 74TH AVENUE SOUTH KENT, WA 98032 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM
Job Number 5209	Sheet 2 of 2	Date SIGNED 6/09/2021	



SUMMARY	
ZONE	BUSINESS PARK (BP)
TOTAL SITE AREA	11.6 AC/505, 296 SF
DISTURBED ON SITE AREA	8.1 AC
BUILDING FOOTPRINT - BLDG A	15,560 SF
BUILDING FOOTPRINT - BLDG B	15,607 SF
BUILDING FOOTPRINT - BLDG C	15,607 SF
MAINTENANCE BUILDING	1,190 SF
NO. OF PARKING STALLS	90
PARKING STALL SIZE	9'X20'

LEGEND	
--- (Dashed line)	LIMITS OF WORK
--- (Long dashed line)	EXISTING ROW LINE
--- (Short dashed line)	PROPOSED ROW LINE
--- (Dash-dot line)	PROPOSED PROPERTY LINE
--- (Dash-dot-dot line)	BUILDING SETBACK LINE
--- (Dotted line)	ROOF OVERHANG
--- (Wavy line)	WETLAND BUFFER
--- (Horizontal lines)	STANDARD DUTY ASPHALT PAVEMENT
--- (Vertical lines)	HEAVY DUTY ASPHALT PAVEMENT
--- (Diagonal lines)	CEMENT CONCRETE SIDEWALK
--- (Cross-hatch)	CEMENT CONCRETE PAVEMENT
--- (Stippled)	GRAVEL
--- (Double line)	CURB & GUTTER
VC	VERTICAL CURB
IC	INTEGRAL CURB
--- (Circle with number)	PRECAST CONCRETE WHEELSTOP
--- (Square with number)	NUMBER OF PARKING STALLS PER ROW SIGN



PROJECT:
 DEPARTMENT OF SOCIAL AND HEALTH SERVICES
2020-473 BH 48 BED COMMUNITY RTF
 16015 NE 50TH AVE
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REVISIONS

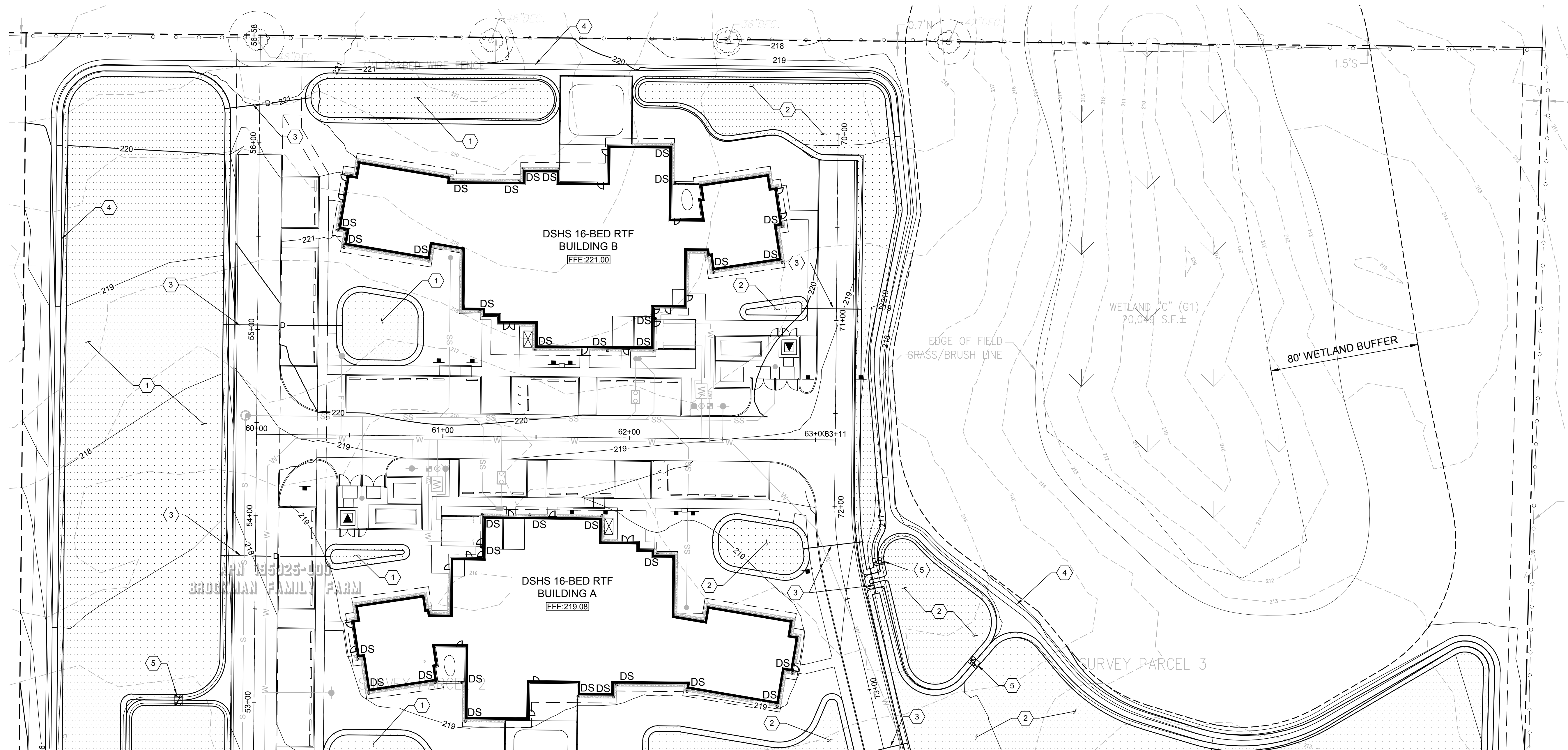
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 BCRA NO: 19093.00.01
 DRAWN BY: MB/RB DESIGNED BY: SP
 REVIEWED BY: ZMC
 SHEET TITLE: OVERALL SITE PLAN



DATE PLOTTED: 6/18/2021 12:23:55 PM FILENAME: C-201 SITE PLAN SOUTH BLDG BY: ---

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

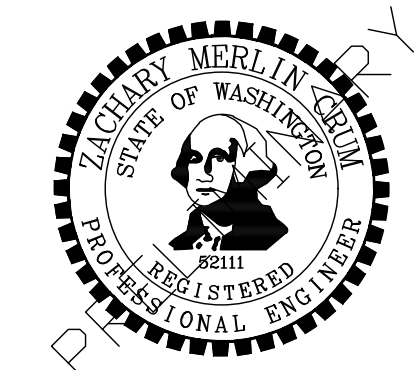
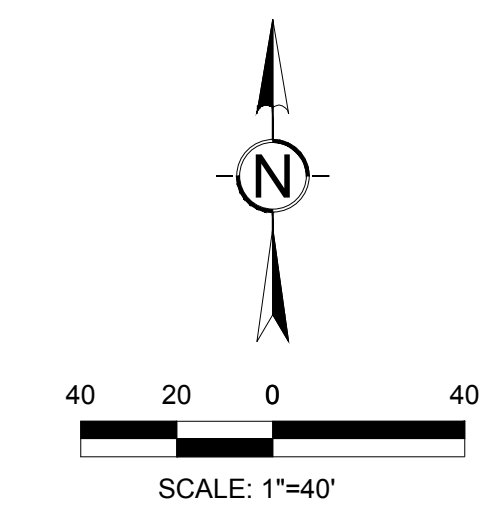
DATE PLOTTED: 01/18/2021 12:24:03 PM FILENAME: C-301 GRADING AND DRAINAGE PLAN DWG BY: ----



SEE SHEET C-302 FOR CONTINUATION

STORM DRAINAGE NOTES

- 1 INFILTRATION BASIN WITH MIN. 6" PONDING AND 6" FREEBOARD AND MAX SIDE SLOPES OF 3:1
- 2 INFILTRATION BASIN WITH MIN. 9" PONDING AND 6" FREEBOARD AND MAX SIDE SLOPES OF 3:1
- 3 12" DI CL52 HYDRAULIC CONNECTION
- 4 MINIMUM 1' HIGH BERM WITH 3:1 MAX SIDE SLOPES AND IMPERMEABLE LINER
- 5 ROCK LINED SPILLWAY



PROJECT:
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
2020-473 BH 48 BED COMMUNITY RTF
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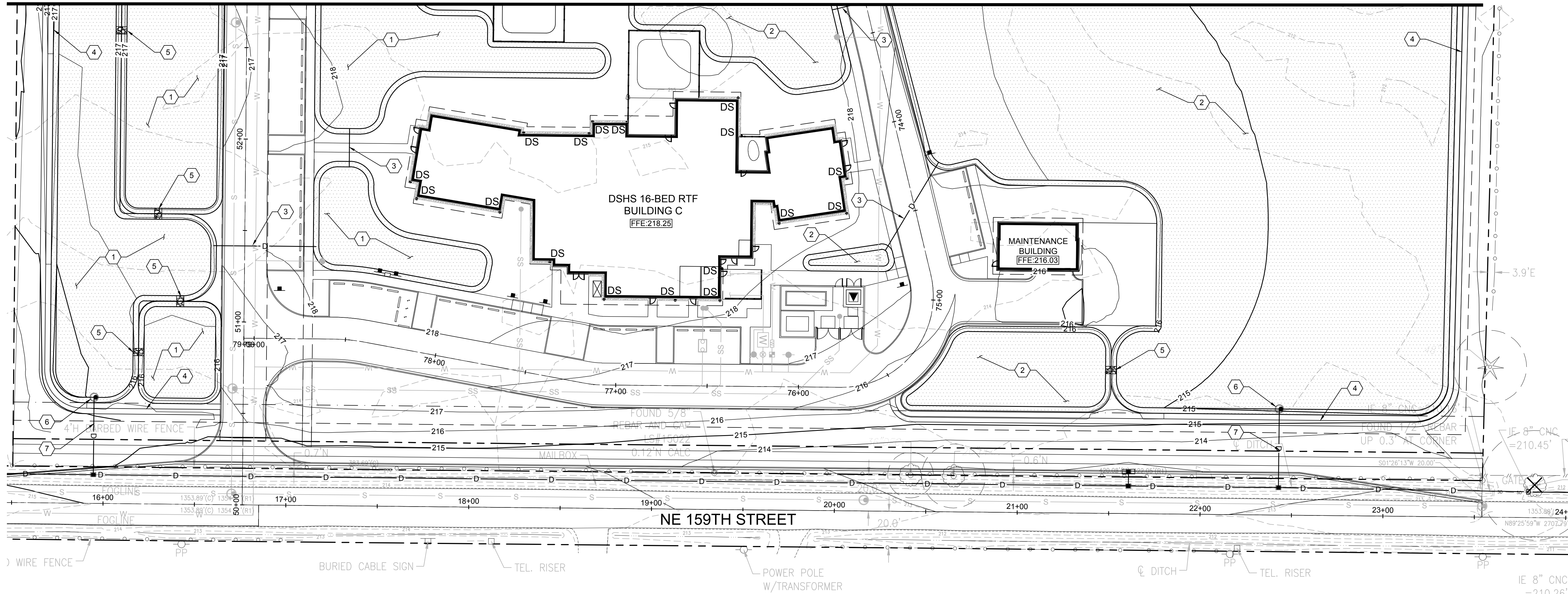
REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06.18.2021
BCRA NO.: 19093.00.01
DRAWN BY: MB/RB DESIGNED BY: SP
REVIEWED BY: ZMC
SHEET TITLE: GRADING AND DRAINAGE PLAN NORTH

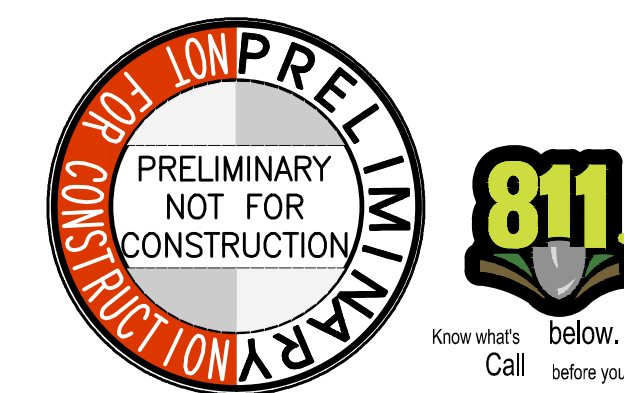
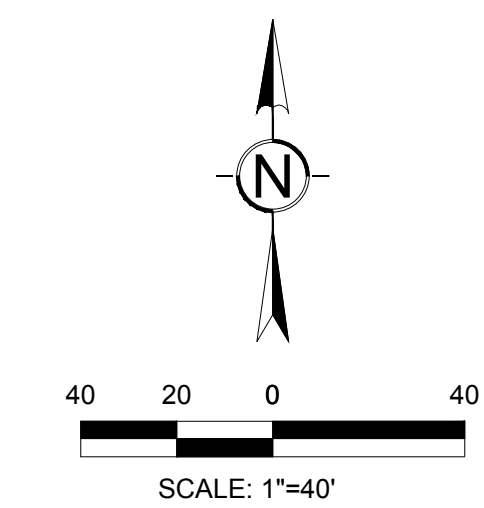
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SEE SHEET C-301 FOR CONTINUATION



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- ③ 12" DI CL52 HYDRAULIC CONNECTION
- ④ MINIMUM 1' HIGH BERM WITH 3:1 MAX SIDE SLOPES AND IMPERMEABLE LINER
- ⑤ ROCK LINED SPILLWAY
- ⑥ OVERFLOW STRUCTURE
- ⑦ 8" PVC SDR-35 STORM PIPE



PROJECT:
 DEPARTMENT OF SOCIAL AND HEALTH SERVICES
2020-473 BH 48 BED COMMUNITY RTF
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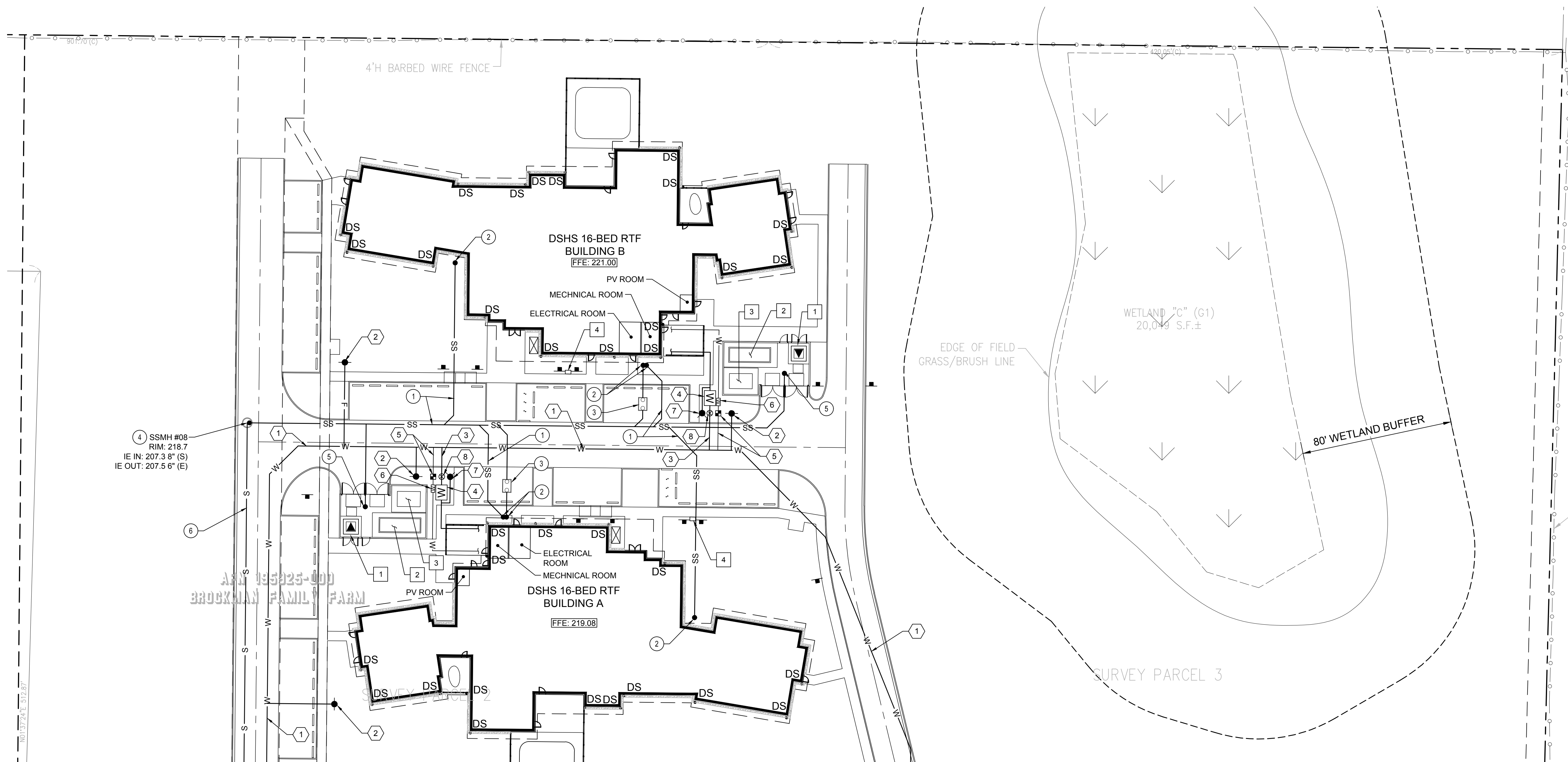
REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06.18.2021
 BCRA NO: 19093.00.01
 DRAWN BY: MB/RB DESIGNED BY: SP
 REVIEWED BY: ZMC
 SHEET TITLE: GRADING AND DRAINAGE PLAN SOUTH

DATE PLOTTED: 06/18/2021 12:24:06 PM FILENAME: C-301 GRADING AND DRAINAGE PLAN.DWG BY: ----

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY



4 SSMH #08
RIM: 218.7
IE IN: 207.3 8" (S)
IE OUT: 207.5 6" (E)

APR 195925-000
BROCKMAN FAMILY FARM

SEE SHEET C-402 FOR CONTINUATION

WATER NOTES

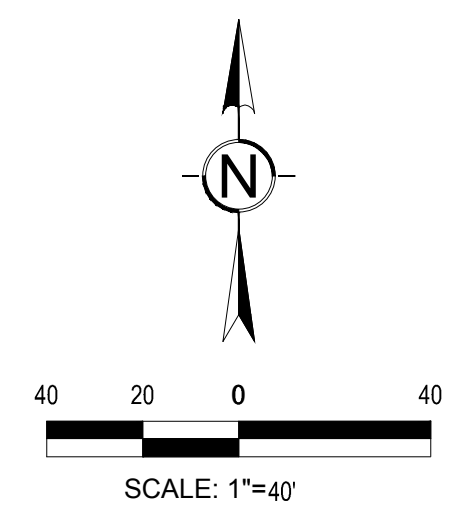
- 1 6" DI CL 52 WATER MAIN LOOP
- 2 FIRE HYDRANT AND 6" DI CL 52 SERVICE LINE
- 3 6" DI CL 52 FIRE SPRINKLER AND WATER SERVICE
- 4 6" DOUBLE CHECK VALVE ASSEMBLY VAULT
- 5 2" DOMESTIC WATER SERVICE CONNECTION AND METER
- 6 REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY IN HOTBOX ON 4" CONCRETE SLAB
- 7 FDC STANDPIPE
- 8 POST INDICATOR VALVE

SEWER NOTES

- 1 6" PVC SDR-35 SEWER SERVICE AT MIN. 2.0 % SLOPE
- 2 CLEANOUT, POC IE AT BUILDING MIN 5' BELOW FFE
- 3 800GALLON GREASE INTERCEPTOR
- 4 48" SEWER MANHOLE
- 5 DUMPSTER PAD DRAIN TYPE 40 CB WITH P. TRAP
- 6 8" PVC SDR-35 SEWER MAIN AT MIN. 0.5 % SLOPE
- 7 CONNECT TO PROPOSED MANHOLE

POWER NOTES

- 1 PAD MOUNTED TRANSFORMER
- 2 EMERGENCY GENERATOR ON CONCRETE PAD
- 3 FUEL TANK FOR EMERGENCY GENERATOR
- 4 ELECTRIC VEHICLE CHARGING STATION



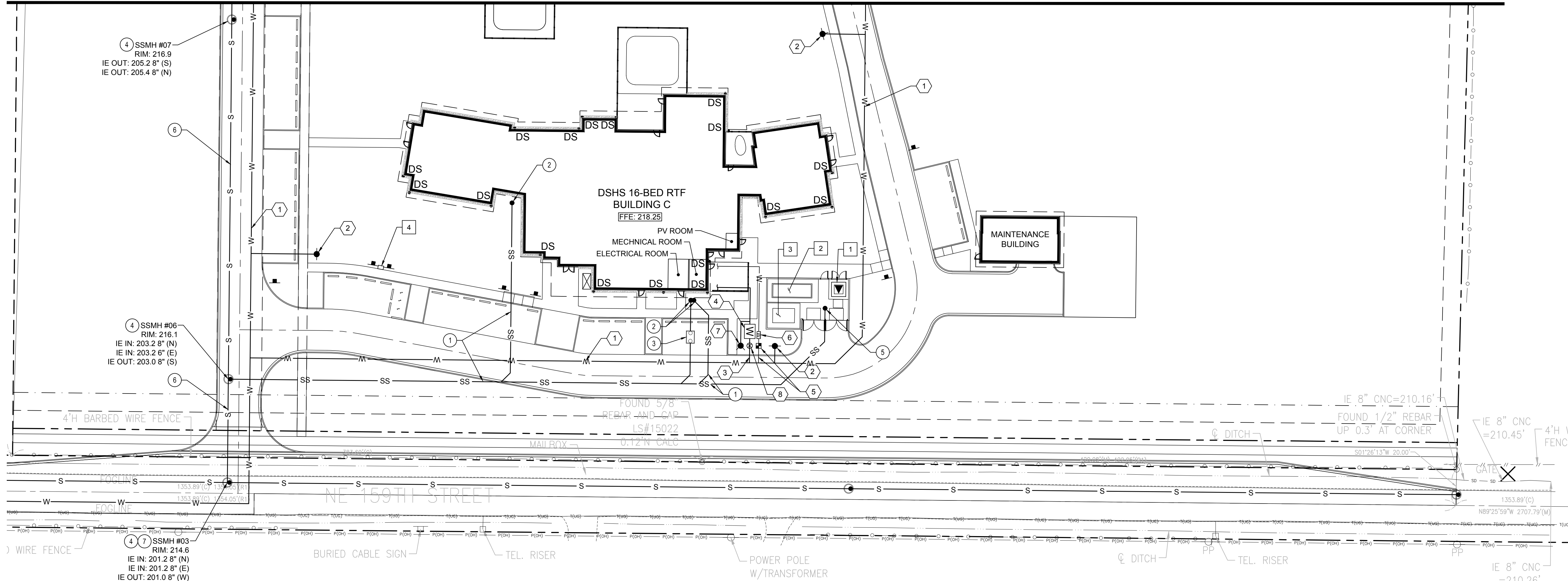
PROJECT:
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
2020-473 BH 48 BED COMMUNITY RTF
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REVISIONS

NO.	DESCRIPTION

DATE: 06.18.2021
BCRA NO: 19093.00.01
DRAWN BY: MB/RB DESIGNED BY: SP
REVIEWED BY: ZMC
SHEET TITLE: UTILITY PLAN NORTH

SEE SHEET C-401 FOR CONTINUATION



WATER NOTES

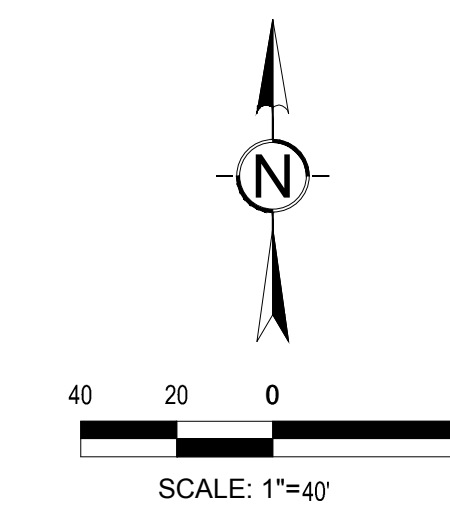
- ① 6" DI CL 52 WATER MAIN LOOP
- ② FIRE HYDRANT AND 6" DI CL 52 SERVICE LINE
- ③ 6" DI CL 52 FIRE SPRINKLER AND WATER SERVICE
- ④ 6" DOUBLE CHECK VALVE ASSEMBLY VAULT
- ⑤ 2" DOMESTIC WATER SERVICE CONNECTION AND METER
- ⑥ REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY IN HOTBOX ON 4" CONCRETE SLAB
- ⑦ FDC STANDPIPE
- ⑧ POST INDICATOR VALVE

SEWER NOTES

- ① 6" PVC SDR-35 SEWER SERVICE AT MIN. 2.0 % SLOPE
- ② CLEANOUT. POC IE AT BUILDING MIN 5' BELOW FFE
- ③ 800GALLON GREASE INTERCEPTOR
- ④ 48" SEWER MANHOLE
- ⑤ DUMPSTER PAD DRAIN TYPE 40 CB WITH P. TRAP
- ⑥ 8" PVC SDR-35 SEWER MAIN AT MIN. 0.5 % SLOPE
- ⑦ CONNECT TO PROPOSED MANHOLE

POWER NOTES

- ① PAD MOUNTED TRANSFORMER
- ② EMERGENCY GENERATOR ON CONCRETE PAD
- ③ FUEL TANK FOR EMERGENCY GENERATOR
- ④ ELECTRIC VEHICLE CHARGING STATION



PROJECT:
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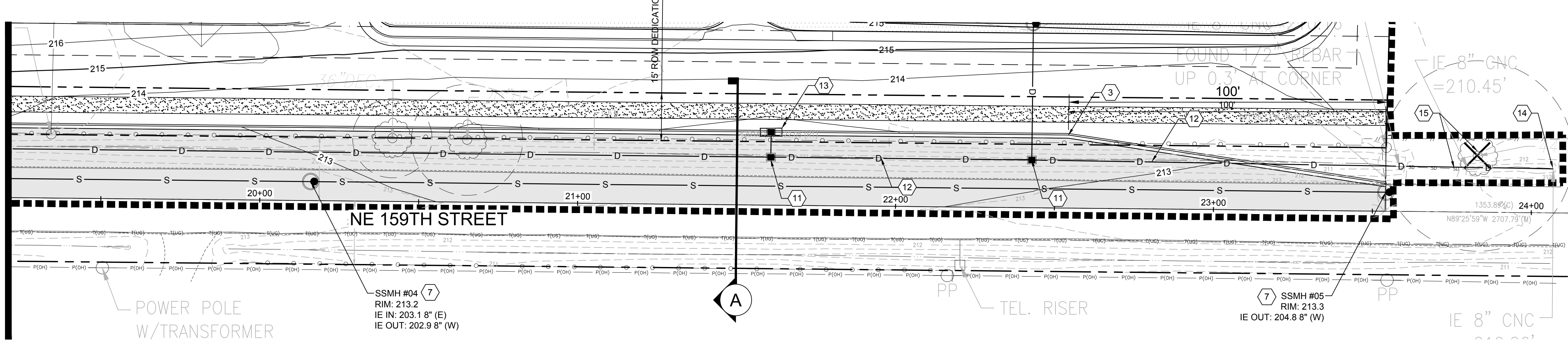
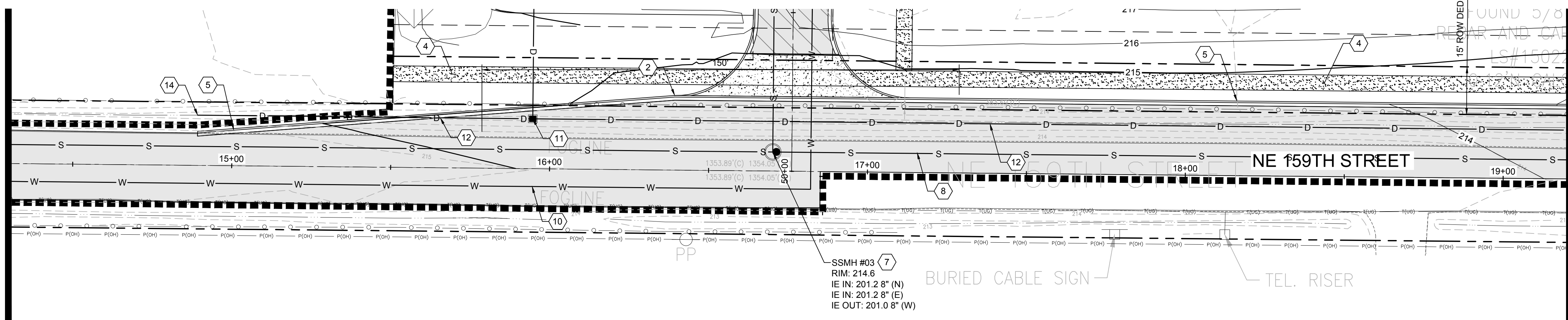
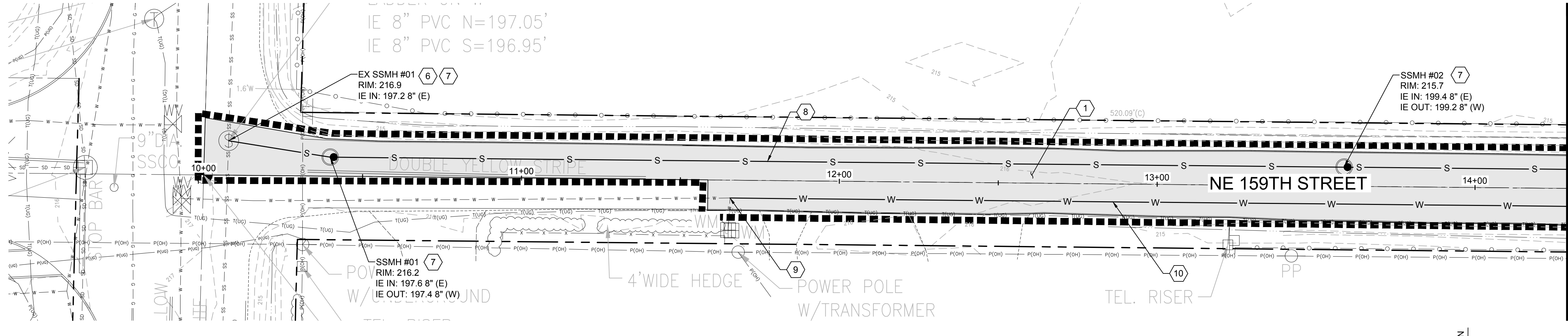
REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06.18.2021
 BCRA NO.: 19093.00.01
 DRAWN BY: MB/RB DESIGNED BY: SP
 REVIEWED BY: ZMC
 SHEET TITLE: UTILITY PLAN SOUTH

DATE PLOTTED: 06/18/2021 12:24:06 PM FILENAME: 190930-401.DWG BY: ---

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MATCHLINE SEE TOP RIGHT

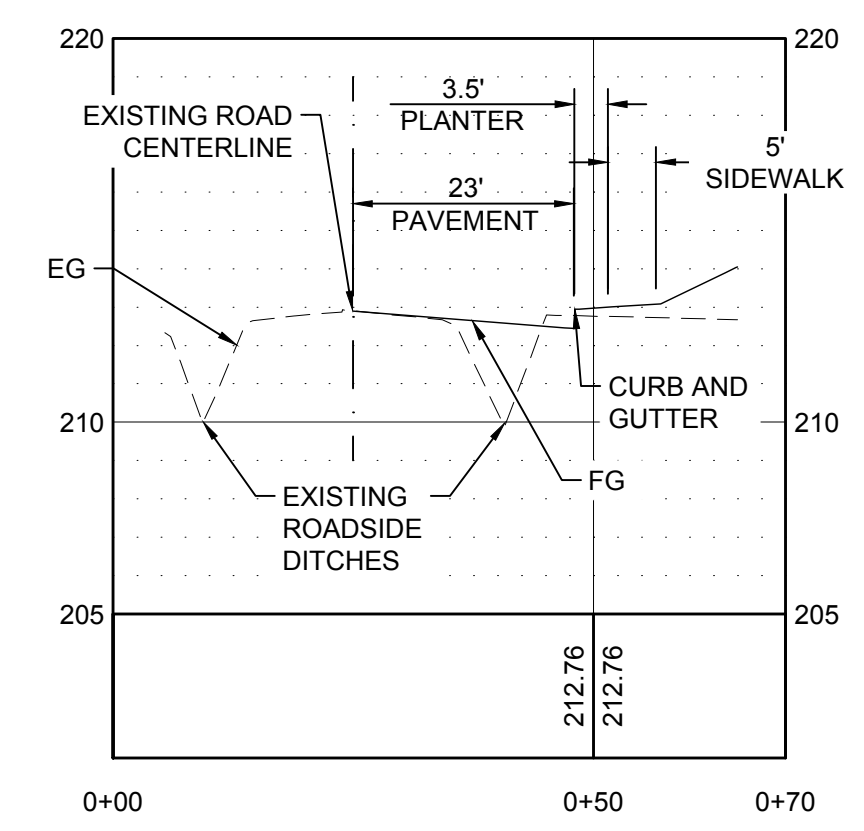
MATCHLINE SEE CENTER RIGHT

MATCHLINE SEE CENTER LEFT

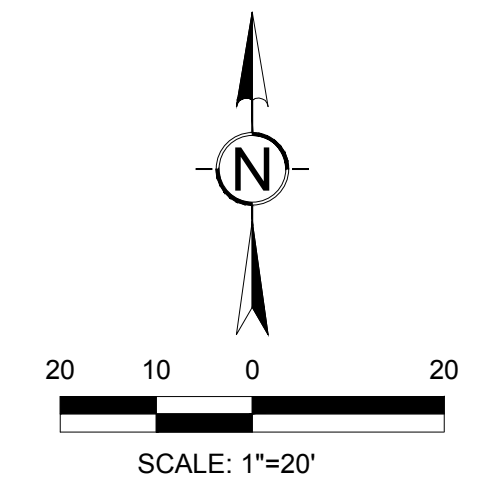
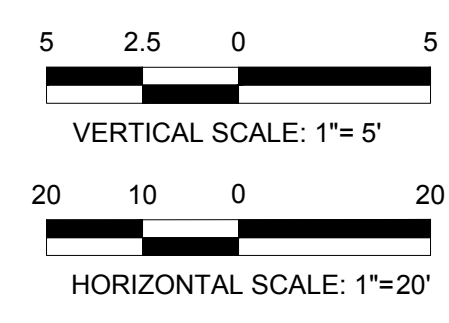
MATCHLINE SEE BOTTOM LEFT

STORM DRAINAGE NOTES

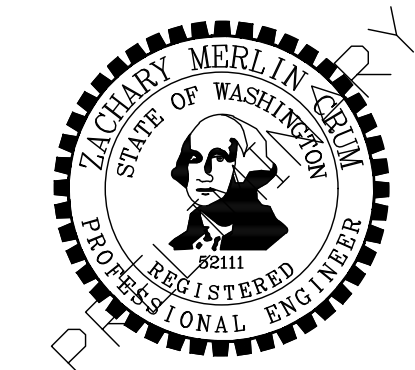
- 1 NEW ASPHALT PAVING. MATCH EXISTING PAVEMENT SECTION.
- 2 BEGIN HALF-ROAD FRONTAGE IMPROVEMENT SECTION PER CLARK COUNTY STANDARD DRAWING 5. TAPER FROM EXISTING OVER 150'.
- 3 END HALF-ROAD FRONTAGE IMPROVEMENT SECTION PER CLARK COUNTY STANDARD DRAWING 5. TAPER TO EXISTING OVER 100'.
- 4 CEMENT CONCRETE SIDEWALK.
- 5 CEMENT CONCRETE CURB AND GUTTER.
- 6 CONNECT TO EXISTING SEWER MANHOLE AND RECHANNELIZE.
- 7 SEWER MANHOLE.
- 8 8" PVC SEWER MAIN.
- 9 CONNECT TO EXISTING 12" DI WATER MAIN.
- 10 12" DI CL 52 WATER MAIN.
- 11 TYPE 1 CATCH BASIN.
- 12 12" DI CL 52 STORM PIPE.
- 13 CATCH BASIN STYLE WATER QUALITY UNIT.
- 14 STORM CULVERT TO MATCH BOTTOM ELEVATION OF EXISTING ROADSIDE DITCH. PROVIDE QUARRY SPALL PROTECTION AT OUTLET.
- 15 REMOVE CULVERT AND EXISTING TREE WITHIN DITCH LINE AND RECHANNELIZE ROADSIDE DITCH TO DRAIN TO THE EAST.



TYPICAL ROW SECTION A



DATE PLOTTED: 6/18/2021 12:24:52 PM FILENAME: 19093C-501.DWG BY: ---



PROJECT:
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
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REVISIONS

NO.	DATE	DESCRIPTION

DATE: 06.18.2021
BCRA NO: 19093.00.01
DRAWN BY: MB/RB DESIGNED BY: SP
REVIEWED BY: ZMC
SHEET TITLE: FRONTAGE PLAN

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY