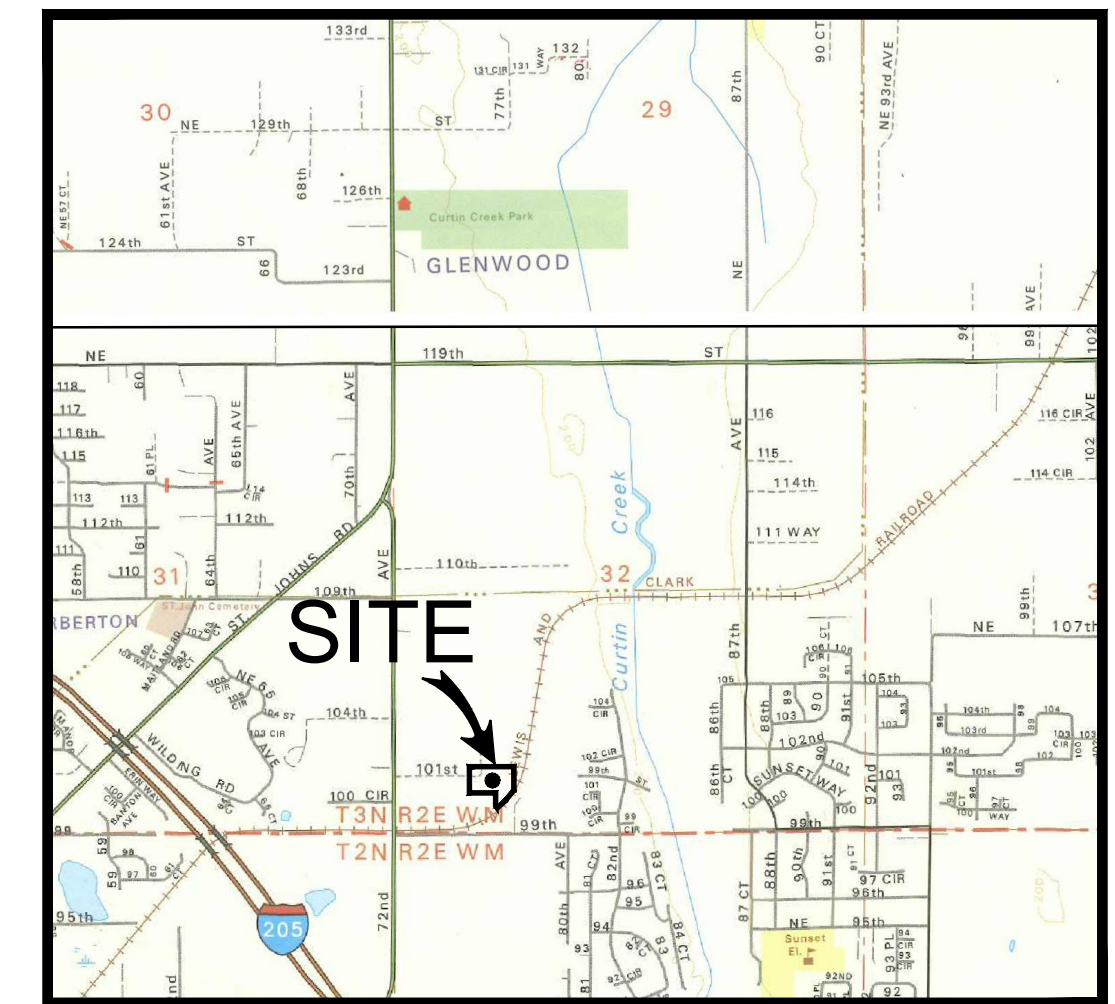
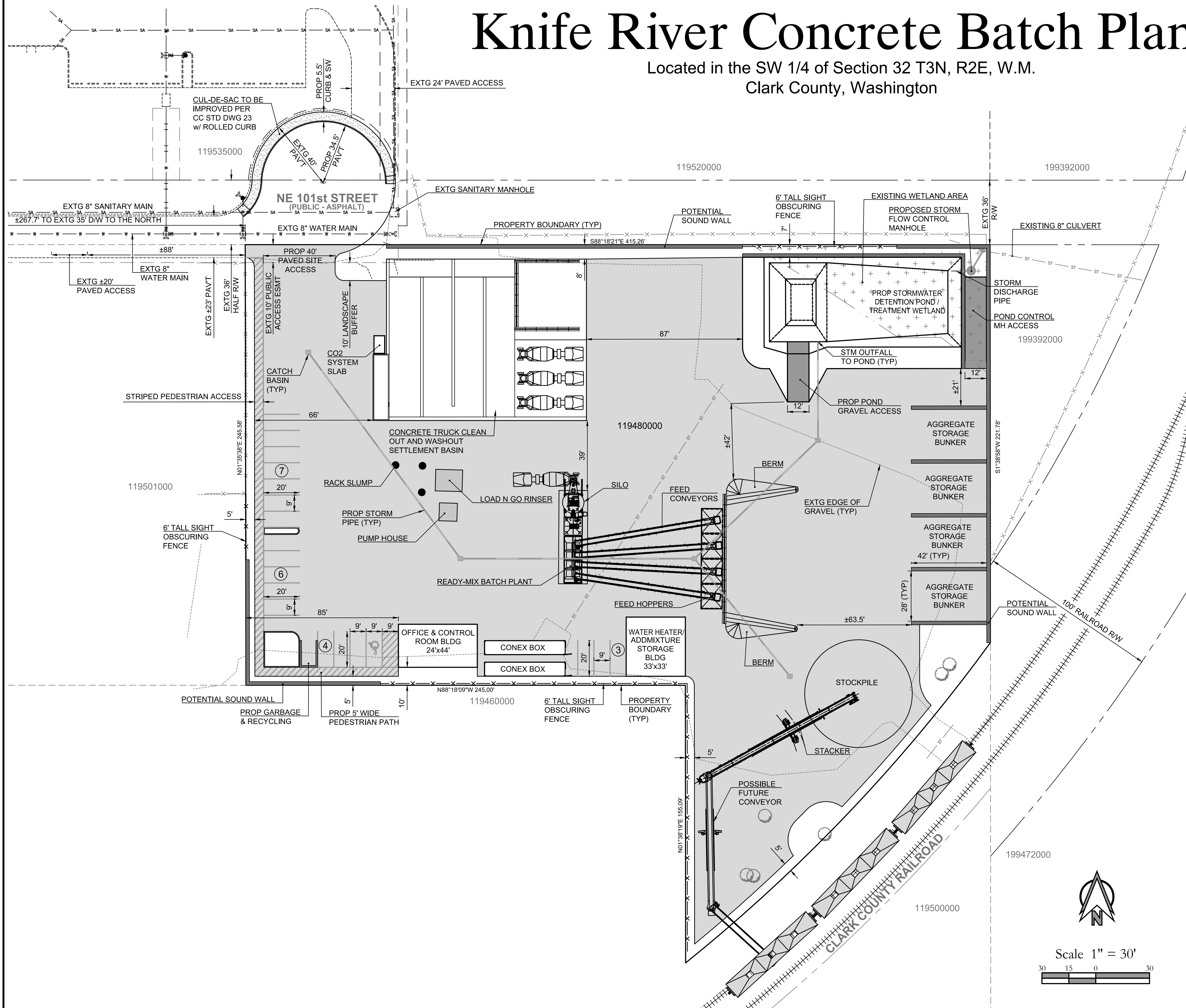


Knife River Concrete Batch Plant

Located in the SW 1/4 of Section 32 T3N, R2E, W.M.
Clark County, Washington



VICINITY MAP
NOT TO SCALE



Proposed Hatching Legend

[Hatched Pattern]	Proposed Asphalt Concrete
[Hatched Pattern]	Proposed Gravel Surfacing
[Hatched Pattern]	Proposed Concrete Sidewalk/Paving

Applicant:
Knife River Corporation
Attn: Matt Ropp
32260 Old Hwy 34
Tangent, OR 97389
PH: (541) 918-5133
Email: Matt.Ropp@KnifeRiver.com

Owner:
Pioneer Industrial LLC
Attn: Mike Leboki
7416 NE 101st St.
Vancouver, WA 98662
PH: (360) 573-5600
Email: TayTransport@aol.com

Project Planner & Engineer:
PLS Engineering
Andrew Gunther, PE
604 W. Evergreen Blvd.
Vancouver, WA 98660
PH: (360) 944-6519
Fax: (360) 944-6539
E-mail: andrew@plsengineering.com

PROJECT NOTES:

The project site parcel is identified as Tax Lot 119480000 (site address 7511 NE 101st St., Vancouver, WA). The site is located approximately 860 feet east of the intersection of NE 72nd Ave. and NE 101st St.

This project is currently within the IR (Railroad Industrial) zone of Clark County. The comprehensive plan designation for the site is I. All adjacent properties are zoned IL (Light Industrial).

Proposed Project Description:
The project proposes to construct a concrete batch plant including a small building that will serve as the operations office, plant control room, and break room/restrooms. Another small building will house the water heater and admixture tanks. The site will contain a concrete truck cleanout/wash area, parking for employees, and stockpile and aggregate storage areas. There is a goal to eventually use the adjacent Clark County Railroad for delivery of raw materials.

With development, a majority of the site will be paved to accommodate vehicle circulation routes and to provide employee and truck parking and material storage areas. The cul-de-sac at the end of NE 101st Street will be improved to Clark County standards for an urban cul-de-sac.

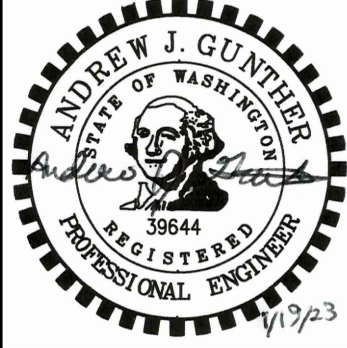
Public Water Purveyor = Clark Public Utilities
Sewer Purveyor = Clark Regional Wastewater District

BUILDING & PARKING SUMMARY TABLE

Building Summary	
Total Building Footprint	2,145 sq ft
Office Use	1,056 sq ft
Warehouse Use	1,089 sq ft
Parking Required by Use	
Office	1 space per 500 sq ft
Warehouse	1 space per 1,500 sq ft
Required parking calc.	1,056 sq ft x 1 space/500 sq ft = 2 spaces
	1,089 sq ft x 1 space/1,500 sq ft = 1 space
Total required spaces	3 spaces
ADA Spaces Required	1 spaces
Proposed Spaces	20
Proposed ADA Spaces	1 spaces

Revisions

1	
2	
3	
4	
5	
6	



Project No. 3038
 SCALE: H: 1" = 30'
 V: N/A
 DESIGNED BY: TJL
 DRAFTED BY: TJL
 REVIEWED BY: AJG