

- EX. 6' SIDEWALK
- EX. 35' HALF-WIDTH R.O.W.
- EX. 70' FULL-WIDTH R.O.W.
- EX. 20' HALF-WIDTH PAVED ROADWAY
- EX. 40' FULL-WIDTH PAVED ROADWAY
- 8' L2 LANDSCAPE BUFFER

T.L. 22
209705-000

NW PARADISE PARK ROAD
(PUBLIC)(ASPHALT)

LOT 4
64,835 SF

LOT 3
46,406 SF

3 Canopy Signs:
1 on North Elevation
1 on South Elevation
1 on East Elevation

2 Monument Signs
1 on NW Paradise Rd Frontage
1 on NW La Center Rd Frontage

NW LA CENTER RD
(PUBLIC)(ASPHALT)

4/14/21

346'

282'

161'

102'

75'

145'

71'

139'

133'

131'

132'

134'

135'

136'

137'

138'

139'

140'

141'

142'

143'

144'

145'

146'

147'

148'

149'

150'

151'

152'

153'

154'

155'

156'

157'

158'

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164'

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166'

167'

168'

169'

170'

171'

172'

173'

174'

175'

176'

177'

178'

179'

180'

181'

182'

183'

184'

185'

186'

187'

188'

189'

190'

191'

192'

193'

194'

195'

196'

197'

198'

199'

200'



VICINITY MAP SEC. 04 T4N R1E W.M. NTS

SITE PLAN NOTES

EXISTING SITE DATA:
 PRESENT USE: CONVENIENCE STORE AND GAS STATION
 EXISTING ZONING: JC
 GROSS SITE AREA: PARCEL 20074300 300 IS 3.57 ACRES (172,831 SF) ACCORDING TO CLATSOP COUNTY ORD. 4.38 ACRES (190,891 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.

PROPOSED SITE DATA:
 PROPOSED PROJECT: CONVENIENCE STORE WITH GAS SERVICE, 101-Room HOTEL, COMMERCIAL RETAIL, DRIVE-THROUGH RESTAURANT AND 4-LOT SHORT PLAT

WETLAND, STREAM, STEEP BANK BUFFER AREAS PROTECTED AREAS AND PLANNED DEMONSTRATION AREAS: NONE PROPOSED
PROPOSED PRIVATE EASES: NONE PROPOSED
PROPOSED EASEMENTS: AS SHOWN ON ENGINEERING PLANS
PROPOSED ON-SITE RIGHTS-OF-WAY: NONE PROPOSED
PROPOSED PEDESTRIAN AND BIKE FACILITIES: AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: AS SHOWN ON ENGINEERING PLANS
PROPOSED LOADING ZONES: AS SHOWN
PROPOSED SEPTIC SYSTEMS: NONE PROPOSED
PROPOSED OPEN SPACE/PARK: NONE PROPOSED
PROPOSED TRANSIT FACILITIES: NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 50 FT OF THE SITE: NONE PROPOSED
PROPOSED SIGNS (SIGN PLAN): NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING: AS SHOWN ON THE LIGHTING PLAN
PROPOSED LOTS, TRACTS, ETC.: NONE
EXISTING BUILDINGS TO REMAIN: NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN): AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED DRAINAGE: AS SHOWN
PROPOSED WALLS OR FENCES: NONE PROPOSED

OVERALL SITE PLAN CALCULATIONS:

TOTAL SITE AREA	300,881 SF
BUILDING AREA	32,304 SF (17.2%) 1ST FLOOR ONLY
LANDSCAPE AREA	26,208 SF (8.7%)
PAVED AREA	125,581 SF (85.5%) INCLUDING TRASH ENCLOSURES
TOTAL BUILDING AREAS	37,512 SF

PARKING NOTES:
 1. ALL SURFACE PARKING STALLS HAVE A 3 FOOT CONCRETE LANDSCAPE OVERHANG, UNLESS SHOWN OTHERWISE. LANDSCAPE AND SIDEWALK WIDTHS HAVE BEEN INCREASED BY 2 FEET TO COMPENSATE.

PARKING CALCULATIONS:

101-Room HOTEL	101 STALLS (1 STALL PER ROOM)
12 EMPLOYEES = 4 STALLS (1 STALL PER EVERY 2 EMPLOYEES)	
11,000 SF COMMERCIAL USE	11,000 SF / 400 SF = 27.5 STALLS (1 STALL PER 400 SF COMMERCIAL USE)
11,000 SF COMMERCIAL USE	11,000 SF / 400 SF = 27.5 STALLS (1 STALL PER EVERY 2 EMPLOYEES)
4,510 SF COMMERCIAL USE	4,510 SF / 400 SF = 11.27 STALLS (1 STALL PER 400 SF COMMERCIAL USE)
4 EMPLOYEES = 2 STALLS (1 STALL PER EVERY 2 EMPLOYEES)	
2,400 SF RESTAURANT USE	2,400 SF / 400 SF = 6 STALLS (1 STALL PER EVERY 2 EMPLOYEES)
2,400 SF RESTAURANT USE	2,400 SF / 400 SF = 6 STALLS (1 STALL PER EVERY 2 EMPLOYEES)
3 EMPLOYEES = 4 STALLS (1 STALL PER EVERY 2 EMPLOYEES)	

PARKING PROVIDED: 181 STANDARD PARKING STALLS, WHICH INCLUDES 9 ADA STALLS

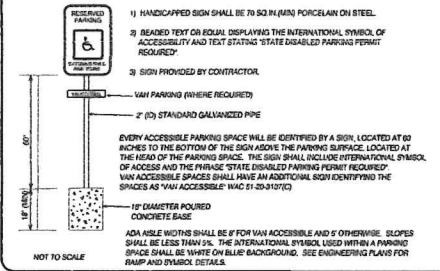
IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE CARRYOVER OF ANTI-CORROSION AND HISTORIC PRESERVATION REGULATIONS SHALL BE NOTICED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

PHASING NOTE

CONSTRUCTION PHASING SHALL GENERALLY FOLLOW THE PHASING AS INDICATED BELOW. PHASING MAY BE ADJUSTED DEPENDING ON FUTURE TENANT REQUIREMENTS, BUSINESS OPERATIONAL ISSUES, CONSTRUCTION RELATED ISSUES, MARKET CONDITIONS, ETC. EVEN THOUGH PHASING IS LISTED AS PHASE 1-4, PHASING SHALL NOT NECESSARILY FOLLOW ANY PREDETERMINED ORDER. SOME OR ALL PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY. PLEASE SEE BELOW A DESCRIPTION OF EACH PHASE.

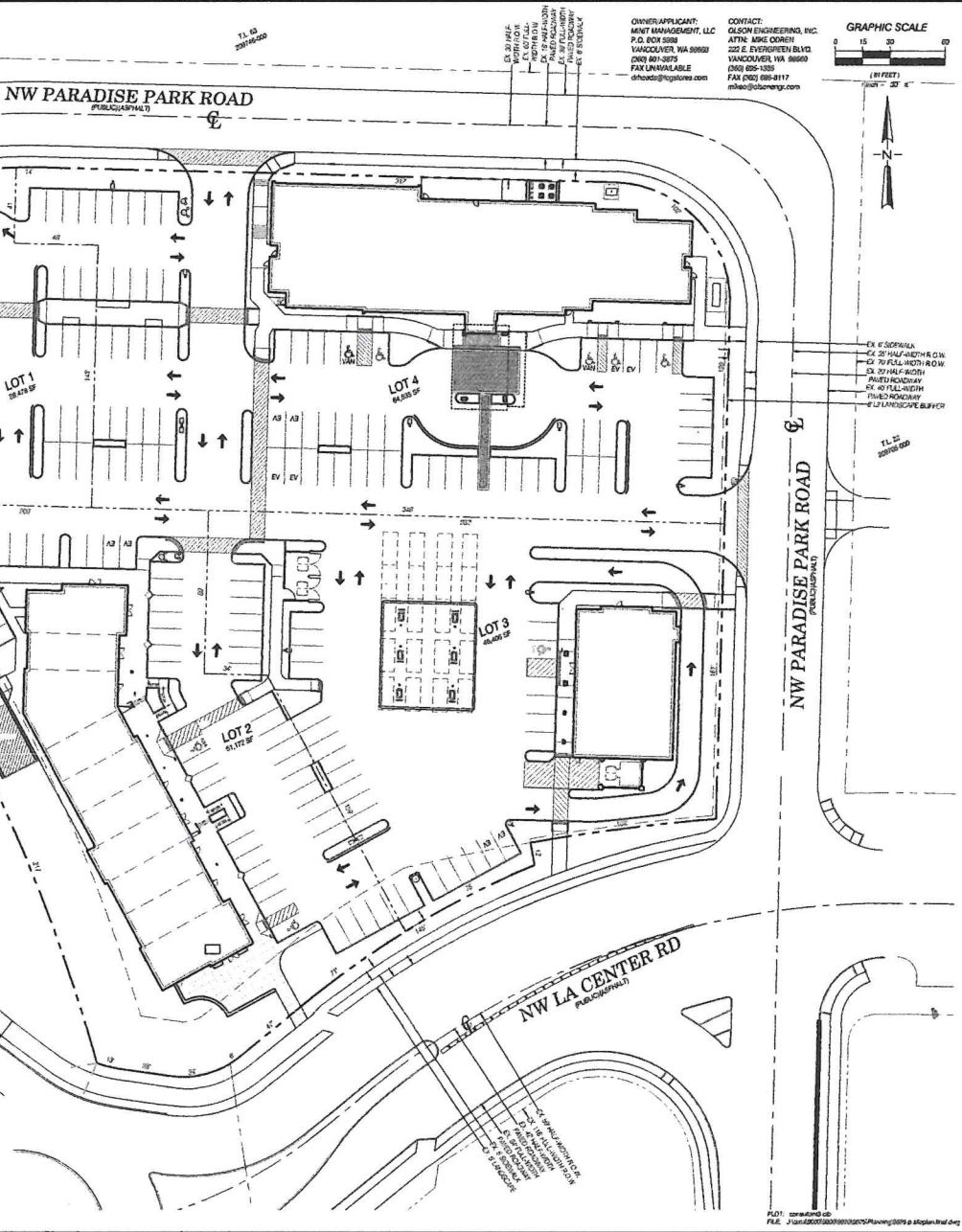
- PHASE 1 - CONSTRUCTION OF THE CONVENIENCE STORE, FUEL PUMPS AND ASSOCIATED PARKING.
- PHASE 2 - CONSTRUCTION OF THE HOTEL AND ASSOCIATED PARKING.
- PHASE 3 - CONSTRUCTION OF THE 101-ROOM HOTEL AND ASSOCIATED PARKING.
- PHASE 4 - CONSTRUCTION OF THE DRIVE-THROUGH RESTAURANT AND ASSOCIATED PARKING.

THE PROPOSED FOUR-LOT SHORT PLAT MAY ALSO BE RECORDED IN PHASES.



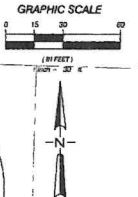
LEGEND

- PROPOSED BUILDING
- EXISTING GASEMENT
- PROPOSED LOT
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- ADJACENT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- SEWER/STORM, PATHWAY
- TRASH ENCLOSURE
- ADJACENT TRACT
- NO PARKING FIRE LANE/DRIVE MANNING
- ADA STALL
- ELECTRICAL VEHICLE STALL
- DOWN
- UP
- DETECTABLE WARNING
- LANDSCAPE AREA



OWNER/APPLICANT:
 MINITT MANAGEMENT, LLC
 P.O. BOX 5088
 VANCOUVER, WA 98669
 (206) 891-3875
 FAX UNAVAILABLE
 dfoveid@minitt.com

CONTACT:
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 222 E. EVERGREEN BLVD.
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 mhaas@olsoneng.com



FINAL SITE PLAN FOR:

MINITT MANAGEMENT

OLSON ENGINEERING, INC. LAND SURVEYORS
 37908 44th Ave SE, Everett, WA 98203
 222 E. EVERGREEN BLVD., VANCOUVER, WA 98669



CHANGES / REVISIONS	DATE

DESIGNED: SG/AMRO
 DRAWN: A/BP
 CHECKED: RFS
 DATE: AUGUST 2020
 SCALE: 1/4" = 30'
 1/4" = 30'

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MINITT MANAGEMENT
 JOB NO. REC3 01.01

SHEET
SP1.0