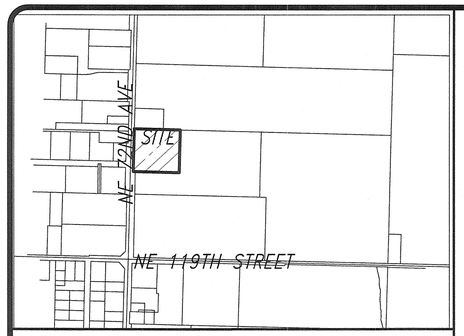


VICINITY MAP NTS

SW 1/4 SEC. 29 T3N R2E W.M.

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WA.

OWNER / APPLICANT: GLENWOOD CHURCH
ATTN: AL CURTIS
P.O. BOX 70117
VANCOUVER, WA. 98665
(360) 574-1010
acutris@glenwoodcc.org

CONTACT: LANDERHOLM LAW FIRM
ATTN: RANDY PRINTZ
915 BROADWAY
VANCOUVER, WA 98660
(360) 696-3312
randy.printz@landerholm.com

EXISTING SITE DATA:

PRESENT USE:	EXISTING BUILDING WITH 2 ADMINISTRATIVE OFFICES.
EXISTING ZONING:	BUSINESS PARK (BP).
GROSS SITE AREA:	5.0 ACRES (217,800 SF) PER CLARK COUNTY GIS.
PARCEL:	198592-000.
TRANSIT ROUTES & STOPS:	C-TRAN DOES NOT PROVIDE A ROUTE OR STOP WITHIN 1/4 MILE OF THE SITE.

SITE DATA:

PROPOSED USE:	2,185 SF OFFICE BUILDING.
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	NO EASEMENTS ARE PROPOSED.
NEAREST FIRE HYDRANT:	AS SHOWN.
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED.
PROPOSED PRIVATE ROADS:	NONE PROPOSED.
PROPOSED PARKING:	AS SHOWN.
PROPOSED BUILDINGS:	NONE PROPOSED.
PROPOSED LANDSCAPING:	AS SHOWN ON THE PRELIMINARY LANDSCAPE PLAN.
EXISTING BUILDINGS TO REMAIN:	ALL BUILDINGS ARE TO REMAIN.
PROPOSED LIGHTING:	NO NEW LIGHTING IS PROPOSED.
PROPOSED SIGN:	NONE PROPOSED.
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED.
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	AS SHOWN.
PROPOSED LOADING ZONES:	NONE PROPOSED.
PROPOSED SEPTIC SYSTEMS:	EXISTING SEPTIC TO REMAIN.
PROPOSED OPEN SPACE/PARK:	EXISTING DISC GOLF COURSE TO REMAIN.
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED.
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN.

THE FULL-WIDTH PAVED SECTION OF NE 72ND AVENUE 500' NORTH OF THE SITE IS 40'
THE FULL-WIDTH PAVED SECTION OF NE 72ND AVENUE 500' SOUTH OF THE SITE IS 40'

SIGHT DISTANCE STANDARDS ARE MET AT ACCESS POINTS. REFER TO THE TRAFFIC PROFILE FOR MORE INFORMATION.

ALL FEATURES ARE EXISTING EXCEPT FOR THE PROPOSED PARKING STALLS AND TRASH ENCLOSURE AS SHOWN.

ADA PARKING SYMBOL SHALL BE WHITE ON BLUE.

PARKING CALCULATIONS:

PARKING REQUIRED: 2,185 SF EXISTING BUILDING / 400 (1 STALL PER 400 SF) = 5 STALLS REQUIRED

PARKING PROVIDED: 5 STALLS TOTAL.
5 STANDARD STALLS, INCLUDING 1 ADA STALL.

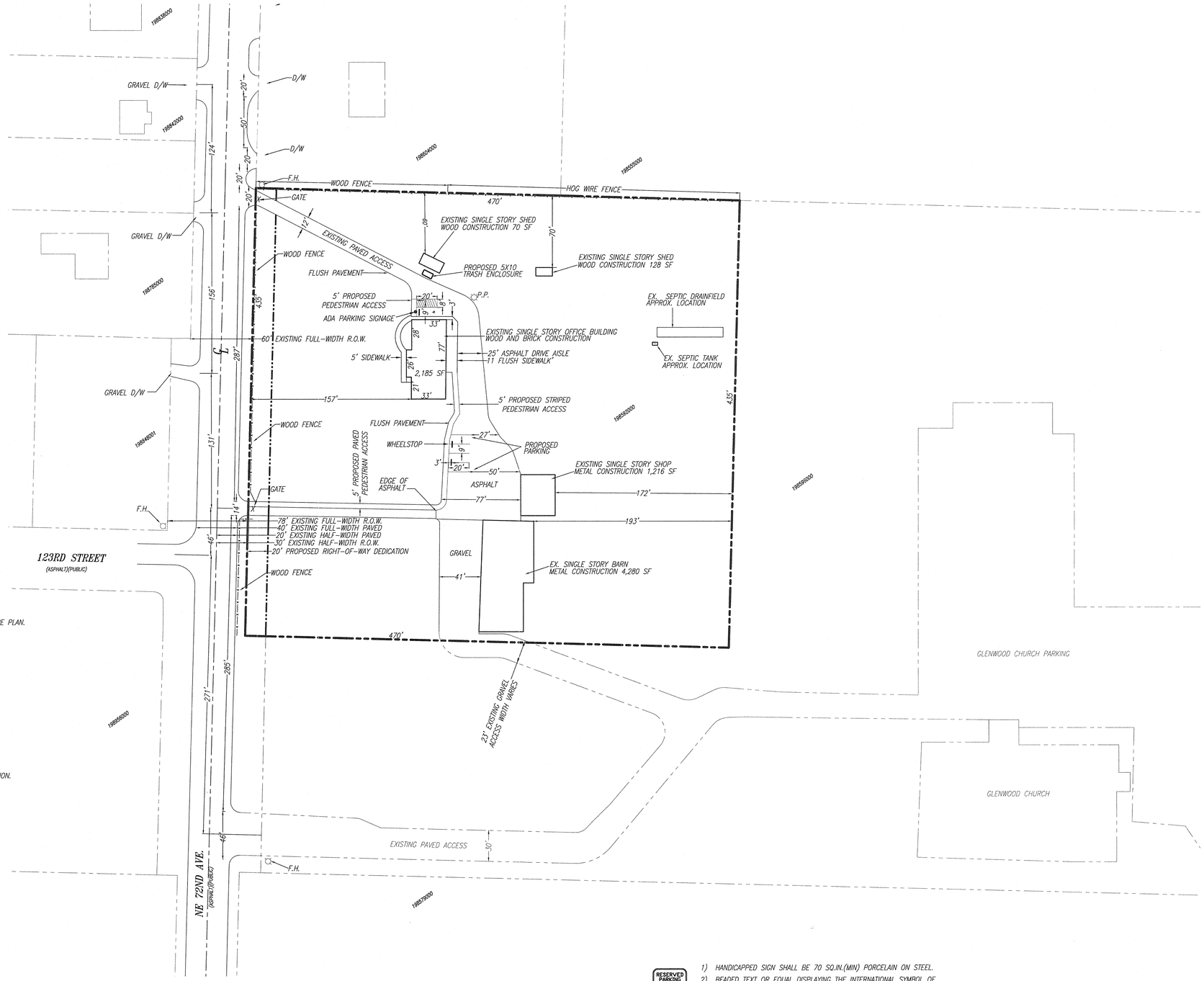
NOTE: WHEEL STOPS ARE PROPOSED.

SITE PLAN CALCULATIONS:

TOTAL SITE AREA:	196,100 S.F. (AFTER R.O.W. DEDICATION ALONG NE 72ND AVE).
TOTAL EXISTING BUILDING AREA:	2,185 S.F. (.011%)
LANDSCAPE AREA:	164,361 S.F. (84%)
PAVED AREA:	5,000 S.F. (.025%)

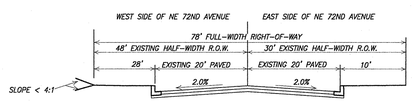
SOLID WASTE AND RECYCLING CALCULATIONS:

AREA REQUIRED FOR EXISTING BUILDINGS.
10 SF + (4 X [2,185/1,000]) = 18 SF
AREA PROPOSED: 50 SF



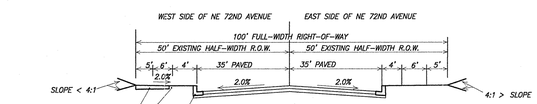
LEGEND:

- PROPOSED RIGHT-OF-WAY
- SIDEWALK/CONC. PAD/TRAIL
- EXISTING BUILDING
- PARKING LOT STRIPING
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- GRAVEL ROAD/STREET/DRIVEWAY
- ADJACENT TAXLOT
- TRASH ENCLOSURE
- F.H. FIRE HYDRANT
- P.P. POWER POLE

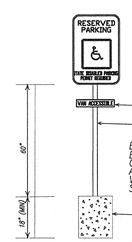


NE 72ND AVENUE FULL WIDTH CLASSIFIED AS EXISTING CONDITIONS

URBAN PRINCIPAL ARTERIAL (Pr-4cb)
NOT TO SCALE



CLARK COUNTY ROAD STANDARDS
NE 72ND AVENUE FULL WIDTH CLASSIFIED AS URBAN PRINCIPAL ARTERIAL (Pr-4cb)
NOT TO SCALE



1) HANDICAPPED SIGN SHALL BE 70 SQ.IN.(MIN) PORCELAIN ON STEEL.
2) BEADED TEXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING "STATE DISABLED PARKING PERMIT REQUIRED.
3) SIGN PROVIDED BY CONTRACTOR.

VAN PARKING (WHERE REQUIRED)

2" (ID) STANDARD GALVANIZED PIPE

EVERY ACCESSIBLE PARKING SPACE WILL BE IDENTIFIED BY A SIGN, CENTERED BETWEEN 3 AND 5 FEET ABOVE THE PARKING SURFACE, LOCATED AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE INTERNATIONAL SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED". VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN IDENTIFYING THE SPACES AS "VAN ACCESSIBLE" WAC 51-20-3107(C).

18" DIAMETER POURED CONCRETE BASE

ADA AISLE WIDTHS SHALL BE 8' FOR VAN ACCESSIBLE AND 5' OTHERWISE. SLOPES SHALL BE LESS THAN 5%. SEE ENGINEERING PLANS FOR RAMP DETAILS.

NOT TO SCALE

INFORMATION ON THIS PLAN PROVIDED VIA CLARK COUNTY GIS, AERIAL PHOTO AND PERSONAL SITE VISITS.

N

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

PLOT: consultant3.ctb
FILE:J:\DATA\8000\8500\8527\8527\planning\8527.p.prelim.siteplan.3.1.dwg

PRELIMINARY SITE PLAN FOR:

NE 72nd AVENUE OFFICE BUILDING

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660
360-695-1385
503-289-9936

KURT F. STONEX
STATE OF WASHINGTON
26352
REGISTERED PROFESSIONAL ENGINEER
3/19/10

CHANGES / REVISIONS

DESIGNED: JET
DRAWN: JET
CHECKED: KFS
DATE: MARCH 2010
SCALE: 1" = 50'

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NE 72ND AVENUE OFFICE BUILDING

JOB NO. 8527.01.01

SHEET

SP 1 of 1