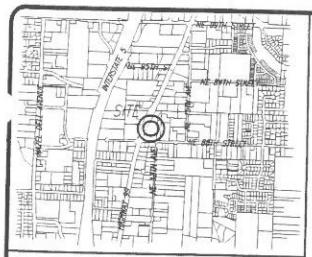


VICINITY MAP NTS SEC 02 T2N R1E WM

SITE PLAN NOTES

PARCEL #144978-000 IS 2.02 ACRES (87,991 SF) ACCORDING TO CLARK COUNTY GIS, 2.64 ACRES (115,027 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.

ZONED HIGHWAY COMMERCIAL (CH).

THERE ARE NO WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS ON SITE. THERE ARE SLOPES IN EXCESS OF 15% ALONG THE NORTHERN PORTION OF THE EAST PROPERTY LINE.

THERE ARE NO PLANNED ENHANCEMENT AREAS PROPOSED ON SITE.

THERE ARE NO PROPOSED TRACTS, PARKS, OPEN SPACE OR DRAINAGE TRACTS. PROPOSED LOTS AND EASEMENTS ARE AS SHOWN ON THE PLAN.

DIMENSIONS OF PROPOSED EASEMENTS ARE AS SHOWN ON THE PLAN.

THERE ARE NO NEW OR ADDITIONAL PROPOSED TRANSIT FACILITIES. PEDESTRIAN FACILITIES ARE AS SHOWN.

THERE ARE NO NEW OR ADDITIONAL PROPOSED BICYCLE IMPROVEMENTS ON SITE. THERE WILL BE A NEW BICYCLE LANE ALONG NE 88TH STREET.

THERE ARE NO PROPOSED ROADS WITH THIS PROJECT. HALF-STREET IMPROVEMENTS ARE PROPOSED ALONG THE FRONTAGE WITH NE 88TH STREET AND THE INTERSECTION OF NE 88TH STREET AND HIGHWAY 99. FRONTAGE IMPROVEMENT ALONG HIGHWAY 99 INCLUDE A 6' WIDE DETACHED SIDEWALK AND LANDSCAPING.

THERE ARE NO ROAD SEGMENTS IN EXCESS OF 15% ON OR WITHIN 500 FEET OF THE SITE.

THE FULL-WIDTH PAVED WIDTH OF NE 88TH STREET 500 FEET EAST OF THE SITE IS 32'.
THE FULL-WIDTH PAVED WIDTH OF HIGHWAY 99 500 FEET NORTH OF THE SITE IS 84'.
THE FULL-WIDTH PAVED WIDTH OF HIGHWAY 99 500 FEET SOUTH OF THE SITE IS 84'.

SIGHT DISTANCE STANDARDS ARE MET FOR ALL DRIVEWAYS.

THERE ARE NO PROPOSED SEPTIC SYSTEMS OR RESERVE AREAS.

THERE ARE NO SIGNS PROPOSED AT THIS TIME.

RECYCLING/TRASH ENCLOSURE IS AS SHOWN ON THE PLAN. MINIMUM AREA REQUIRED:
10 SF + (4x7.75) = 41 SF
10 SF + (16x18.1) = 143 SF
TOTAL AREA REQUIRED = 184 SF
AREA PROVIDED = 240 SF

ALL PARKING STALLS, UNLESS DIMENSIONED TO FULL DEPTH, HAVE A 3' LANDSCAPE OR CONCRETE OVERHANG ASSOCIATED WITH THEM.

THE CLOSEST TRANSIT STOP IS LOCATED ALONG THE SITE FRONTAGE WITH HIGHWAY 99 C-TRAN ROUTE #71.

ACCESS, PARKING AND CIRCULATION SHALL BE PROVIDED BETWEEN THE THREE PROPOSED LOTS VIA A JOINT ACCESS/PARKING AGREEMENT/EASEMENT.

PARKING CALCULATIONS

PARKING REQUIRED
4,250 SF MEDICAL OFFICE BUILDING:
4,250 SF / 200 (1 STALL PER 200 SF) = 22 STALLS
5,800 SF MULTI-TENANT RETAIL BUILDING:
5,800 SF / 350 (1 STALL PER 350 SF) = 17 STALLS
7,500 SF AUTO PARTS BUILDING
7,500 SF / 350 (1 STALL PER 350 SF) = 22 STALLS
3,500 SF BANK BUILDING:
3,500 SF / 400 (1 STALL PER 400 SF) = 9 STALLS
TOTAL REQUIRED PARKING = 70 STALLS

PARKING PROVIDED
105 STALLS
95 STANDARD STALLS, INCLUDING 4 ADA STALLS
10 COMPACT STALLS
1 LOADING ZONE

SITE PLAN CALCULATIONS

TOTAL SITE AREA	110,965 SF AFTER R.O.W. DEDICATION ALONG NE 88TH ST.
BUILDING AREA	21,050 SF (19%)
LANDSCAPE AREA	30,769 SF (28%)
PAVED AREA	59,146 SF (53%)

SITE LIGHTING
SPECIFICATIONS: POLE HEIGHT = 20' OR PER HEIGHT RESTRICTION ALONG TAXIWAY
WATTAGE = 250
LUMENS = 20,500
SITE LIGHTING SHALL BE ORIENTED AND SHIELDED AS NECESSARY TO PROTECT ADJACENT PROPERTIES. LIGHTING WILL BE PROVIDED TO LIGHT PARKING SPACES AND ALL PEDESTRIAN WALKWAYS TO THE BUILDING ACCORDING TO CITY OF VANCOUVER LIGHTING SPECIFICATIONS. FINAL LIGHTING TYPE AND BRAND AND PHOTOMETRIC PLAN SHALL BE PREPARED BY AN ELECTRICAL ENGINEER. CONTRACTOR SHALL ADJUST LIGHTS AT TIME OF INSTALLATION. ALL FINAL LIGHTING AND SHIELDING SHALL MEET OR EXCEED CLARK COUNTY CODE.

ONE FOOTCANDLE PHOTOMETRIC LINE

LOT CALCULATIONS

LOT #	AREA	WIDTH	DEPTH
LOT 1	30,602 SF	237'	146'+/-
LOT 2	45,966 SF	231'	146'+/-
LOT 3	34,386 SF	130'	225'

LEGEND

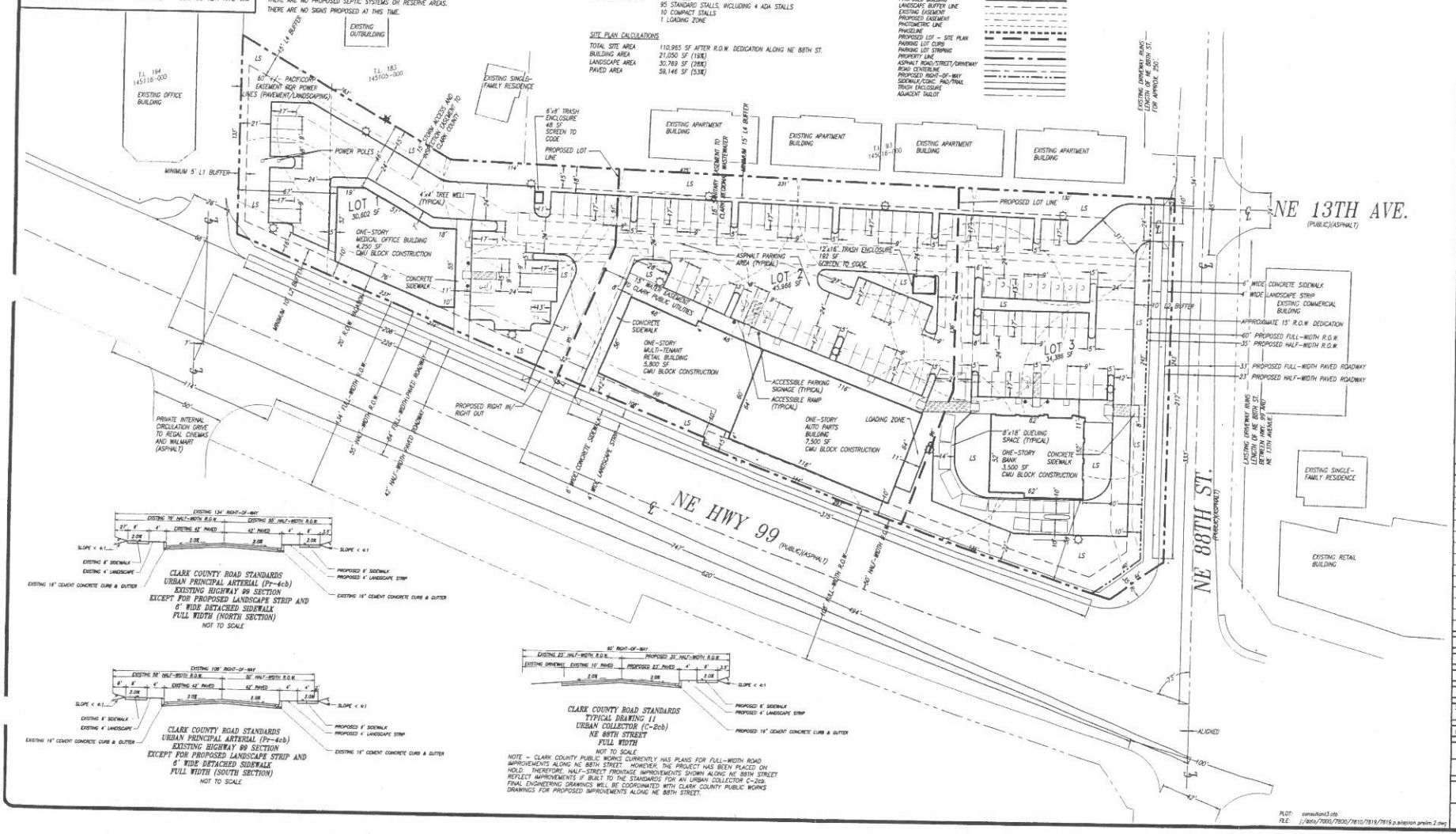
OFFSITE BUILDING
PROPOSED BUILDING
LANDSCAPE BUFFER LINE
EXISTING EASEMENT
PROPOSED EASEMENT
PHOTOMETRIC LINE
PINELINE
PROPOSED LOT - SITE PLAN
PARKING LOT CURB
PARKING LOT STRIPING
PROPERTY LINE
ASPHALT ROAD/STREET/DRIVEWAY
ROAD CENTERLINE
PROPOSED RIGHT-OF-WAY
SIDEWALK/CONC. PAD/TRAIL
TRASH ENCLOSURE
ADJACENT TAXLOT

OWNER/APPLICANT:
VANCOUVER HIGHWAY 99 LLC
805 SW BROADWAY SUITE 2070
PORTLAND, OR 97205
(503) 223-6605
FAX (503) 299-4748

CONTACT:
RSV CONSTRUCTION SERVICES
ATTN: GIM JONES
1115 ESTHER STREET SUITE A
VANCOUVER, WA 98660
(360) 693-8830
FAX (360) 693-8910
gim@rsvconstrsvcs.com

PREPARED BY:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
1111 BROADWAY
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mikeo@olsonengr.com

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



NOTE - CLARK COUNTY PUBLIC WORKS CURRENTLY HAS PLANS FOR FULL-WIDTH ROAD IMPROVEMENTS ALONG NE 88TH STREET. HOWEVER, THE PROJECT HAS BEEN PLACED ON HOLD. THEREFORE, HALF-STREET FRONTAGE IMPROVEMENTS SHOWN ALONG NE 88TH STREET REFLECT IMPROVEMENTS IF BUILT TO THE STANDARDS FOR AN URBAN COLLECTOR C-2cb. FINAL ENGINEERING DRAWINGS WILL BE COORDINATED WITH CLARK COUNTY PUBLIC WORKS DRAWINGS FOR PROPOSED IMPROVEMENTS ALONG NE 88TH STREET.

PLOT: consultant3.ctb
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PRELIMINARY SITE PLAN AND SHORT PLAT FOR:

88TH STREET DEVELOPMENT

OLSON ENGINEERING, INC. LAND SURVEYORS ENGINEERS 1111 BROADWAY, VANCOUVER, WA 98660 360-695-1385 503-286-8016

KURT F. STONEX STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 06 / 05 / 2006
3/27/06

CHANGES / REVISIONS	
DESCRIPTION	DATE
FULLY COMPLETE COMMENTS	03/27/06

DESIGNED: MRO
DRAWN: MRO
CHECKED: KFS
DATE: MARCH 2006
SCALE: H: 1" = 30' V:

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88TH STREET DEVELOPMENT
JOB NO. 7819.01.01

SHEET 2 of 4