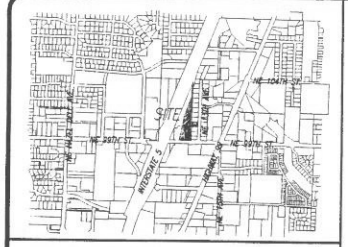


VICINITY MAP NTS

SEC. 33 T3N R1E WM

LEGEND

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

SITE PLAN NOTES

ENTIRE SITE IS 2.93 ACRES (127,658 SF).
AREA OF PARCEL #118256-125 IS 0.40 ACRES (17,285 SF).
AREA OF PARCEL #189496-000 IS 1.46 ACRES (63,668 SF) AFTER R.O.W. DEDICATION.
AREA OF PARCEL #189496-005 IS 1.07 ACRES (46,649 SF).

ZONED LIMITED COMMERCIAL (CL)

THERE ARE NO WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS ON SITE.

THERE ARE NO PLANNED ENHANCEMENT AREAS PROPOSED ON SITE.

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

DIMENSIONS OF PROPOSED EASEMENTS ARE AS SHOWN ON THE PLAN. THERE WILL ALSO BE A JOINT ACCESS EASEMENT REQUIRED WITH THE EXISTING OFFICE BUILDING.

THERE ARE NO PROPOSED TRANSIT FACILITIES. PEDESTRIAN FACILITIES ARE AS SHOWN ON THE PLAN.

THERE ARE NO PROPOSED BICYCLE IMPROVEMENTS.

HALF-STREET IMPROVEMENTS ARE PROPOSED ALONG NE 13TH AVENUE. NE 99TH STREET IS FULLY BUILT OUT. THEREFORE, FRONTAGE IMPROVEMENTS ARE NOT PROPOSED ALONG NE 99TH STREET.

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

THE FULL-WIDTH PAVED WIDTH OF NE 13TH AVENUE AT THE INTERSECTION OF NE 13TH AVENUE AND NW 102ND STREET 250 FEET NORTH OF THE SITE IS 27'. NE 13TH AVENUE NORTH OF NE 102ND STREET IS A DEAD END AND DOES NOT PROVIDE ACCESS TO THE SITE.
THE FULL-WIDTH PAVED WIDTH OF NE 13TH AVENUE AT THE INTERSECTION OF NE 13TH AVENUE AND NE 99TH STREET IS 36'.
THE FULL-WIDTH PAVED WIDTH OF NE 99TH STREET 500 FEET EAST OF THE SITE IS 85'.
THE FULL-WIDTH PAVED WIDTH OF NE 99TH STREET 500 FEET WEST OF THE SITE IS 54'.

SIGHT DISTANCE STANDARDS ARE MET AT THE PROPOSED ACCESS OFF OF NE 13TH AVENUE.

SIGHT DISTANCE STANDARDS ARE CURRENTLY MET FOR THE EXISTING ACCESS POINT AT THE EXISTING OFFICE BUILDING.

THERE ARE NO PROPSED SEPTIC SYSTEMS OR RESERVE AREAS.

RECYCLING/TRASH RECEPTACLES ARE AS SHOWN ON THE PLAN.

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

THERE ARE NO PROPOSED LOADING AREAS.

THERE ARE NO EXISTING BUILDINGS TO REMAIN ON SITE.

THERE ARE NO SIGNS PROPOSED AT THIS TIME.

PARKING CALCULATIONS

PARKING REQUIRED	10,000 SF MEDICAL OFFICE USE 10,000 SF/ 200 (1 STALL PER 200 SF) = 50 STALLS 4,500 SF GENERAL OFFICE USE 4,500 SF/ 400 (1 STALL PER 400 SF) = 12 STALLS TOTAL REQUIRED PARKING = 62 STALLS
PARKING PROVIDED	102 STANDARD STALLS, INCLUDING 4 ADA STALLS

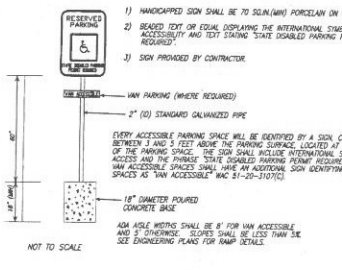
SITE PLAN CALCULATIONS – PARCEL 189496-000

TOTAL SITE AREA AFTER R.O.W. DEDICATION	127,602 SF
BUILDING AREA	14,500 SF (11%)
LANDSCAPE AREA	67,245 SF (53%)
PAVED AREA	45,857 SF (36%)

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 CLARK COUNTY 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



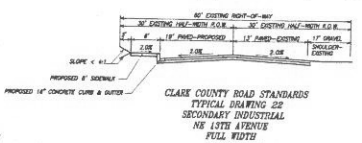
1) HANDICAPPED SIGN SHALL BE 70 SQ.IN.(MIN) PORCELAIN ON STEEL.
2) RAISED TEXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING "STATE DISABLED PARKING PERMIT REQUIRED".
3) SIGN PROVIDED BY CONTRACTOR.

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).

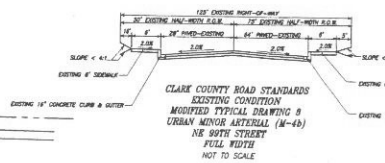
ADA AISLE WIDTHS SHALL BE 8' FOR VAN ACCESSIBLE AND 5' OTHERWISE. SLOPES SHALL BE LESS THAN 5%. SEE ENGINEERING PLANS FOR RAMP DETAILS.

NOT TO SCALE

NOTE – SITE PLAN LAYOUT, INCLUDING BUILDING FOOTPRINT, PARKING, SIDEWALKS, ETC. PROVIDED BY ARCHITECTS ASSOCIATIVE.



CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 22
SECONDARY INDUSTRIAL
NE 13TH AVENUE
FULL WIDTH
NOT TO SCALE



CLARK COUNTY ROAD STANDARDS
EXISTING CONDITION
MODIFIED TYPICAL DRAWING 8
URBAN MINOR ARTERIAL (M-4b)
NE 99TH STREET
FULL WIDTH
NOT TO SCALE

OWNER: PARCELS 118256-130
RICHARD AND JOAN SHERON
1200 NE 99TH STREET
VANCOUVER, WA 98665
(360) 573-8181

OWNER: PARCELS 118256-125, 189496-000 AND 189496-005
FIRST CHURCH OF GOD
3300 NE 78TH STREET
VANCOUVER, WA 98665
(360) 574-1611

OWNER: PARCELS 118256-135 AND 118256-140
RICHARD C. SHERON
1200 NE 99TH STREET
VANCOUVER, WA 98665
(360) 573-8181

APPLICANT:
HD 99 PROPERTIES, LLC
415 E. 17TH STREET
VANCOUVER, WA 98663

CONTACT:
RSV CONSTRUCTION SERVICES
ATTN: BETTY KAISER
1115 ESTHER STREET SUITE A
VANCOUVER, WA 98660
(360) 693-8830
FAX (360) 693-8910
betty@rsvconstsvcs.com

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

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PLOT: consultant3.ctb
FILE: J:\data\7000\7600\7650\7653\7653.p.site\plan_prelim.dwg

PRELIMINARY SITE PLAN FOR:

99TH STREET DEVELOPMENT

OLSON ENGINEERING, INC. LAND SURVEYORS ENGINEERS
1111 BROADWAY, VANCOUVER, WA 98660

KURT F. STONER
STATE OF WASHINGTON
22385
PROFESSIONAL ENGINEER
EXPIRES: 08/18/2008
1/23/08

CHANGES / REVISIONS	
DESCRIPTION	DATE
FULLY COMPLETE COMMENTS	01/23/08

DESIGNED: ARCH. ASSOCIATIVE
DRAWN: AA/MRG
CHECKED: KFS
DATE: DECEMBER 2005
SCALE: H: 1" = 40' V:

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99TH STREET DEVELOPMENT
JOB NO. 7653.00.01

SHEET 4 of 6