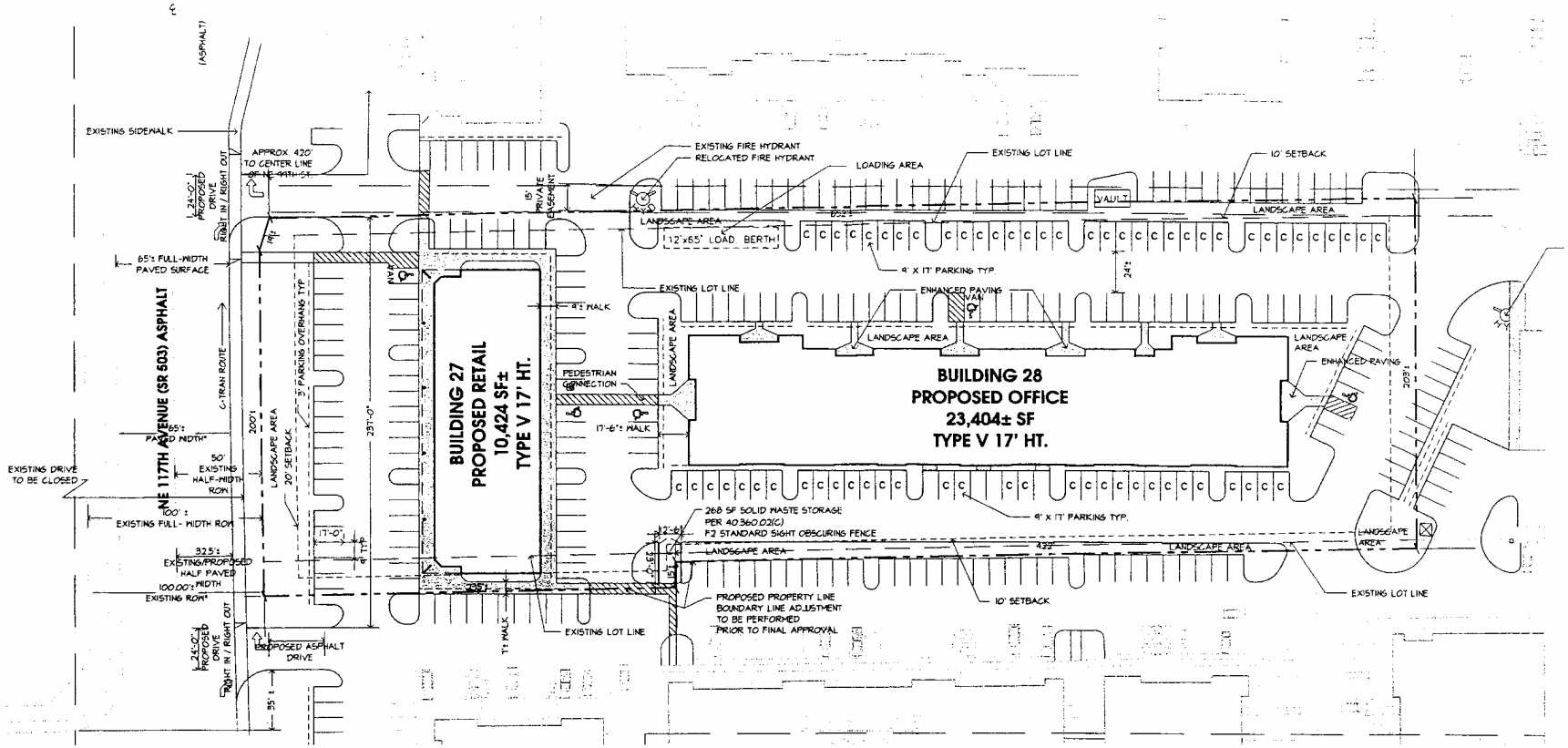
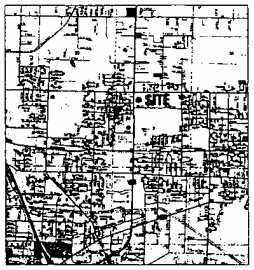




VICINITY MAP

NOT TO SCALE

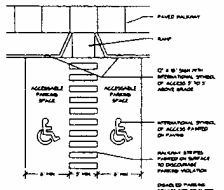
APPLICANT:
EASTRIDGE BUSINESS PARK, LLC
T.J. FONTENETTE, MANAGING MEMBER
11805 NE 99TH ST., SUITE 1340
VANCOUVER, WA 98682
PH. (360) 253.3404; FAX (360) 253.3409
E-MAIL: tj@east-ridge.com

CONTACT:
DAN GEORGE
PLANNING SOLUTIONS, INC
1508 BROADWAY
VANCOUVER, WA 98663
PH. (360) 750-9200; FAX (360) 750-9201
E-MAIL: PSI@PLANNINGSOLUTIONSINC.COM

PROPERTY OWNER:
EASTRIDGE II, LLC
11805 NE 99TH ST., Suite1340
VANCOUVER, WA 98682

PARCEL #: 154643-000 LOT 34	123,832 SF± (2.8± AC)	
GROSS SITE AREA (WITH BLA):	137,342 SF± (3.15± AC)	
JURISDICTION	CLARK COUNTY	
ZONING:	ML	
EXISTING USE:	COMMERCIAL	
PROPOSED USE:	RETAIL AND OFFICE	
PROPOSED BUILDING AREA:		
BUILDING 27	10,424± SF	
BUILDING 28	23,404± SF	
GROSS FLOOR AREA:	33,828 SF	
PARKING REQ'D (1:200 MAX):	170 SPACES	
PARKING PROVIDED:		
STANDARD:	119 SPACES	
COMPACT:	65 SPACES	
ADA:	6 SPACES	
TOTAL PROVIDED:	190 SPACES	
IMPERVIOUS AREA:	108,845± SF (79%)	MAX. 80%
LANDSCAPE AREA: (MINUS PARKING OVERHANG)	28,447± SF (21%)	MIN. 20%

A Typical State Disabled Parking Sign



B Typical Accessible Parking Space

ERIK BJORK
ARCHITECTURE PLANNING
email: ebjork@earthlink.net
7516 Virginia Lane (360) 694-0897 phn
Vancouver, WA 98664 (360) 694-1798 fax

PAVING LEGEND

PEDESTRIAN PAVING

VEHICULAR PAVING

PRELIMINARY
NOT FOR CONSTRUCTION
SUBJECT TO APPROVAL

NORTH

0 30 60 90 120 150

Planning Solutions, Inc.
LANDSCAPE ARCHITECTURE
LAND PLANNING
DEVELOPMENT CONSULTING
1508 BROADWAY STREET
VANCOUVER, WA 98663
PHONE: 360-750-9200
FAX: 360-750-9201
Em: psi@planningsolutionsinc.com

CONSULTANT:

EastRidge Lot 34

9609 NE 117th Avenue
Vancouver, Washington

DRAWN: VH	CHECKED: DG
SCALE: 1" = 30'-0"	DATE: 06.14.04
JOB #: 03-72	

REVISIONS:
1. FC 7.14.04
2.
3.
4.
5.
6.

SHEET NAME:
Preliminary Site Plan

SHEET #: SP2

SHEET 2 OF 5

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