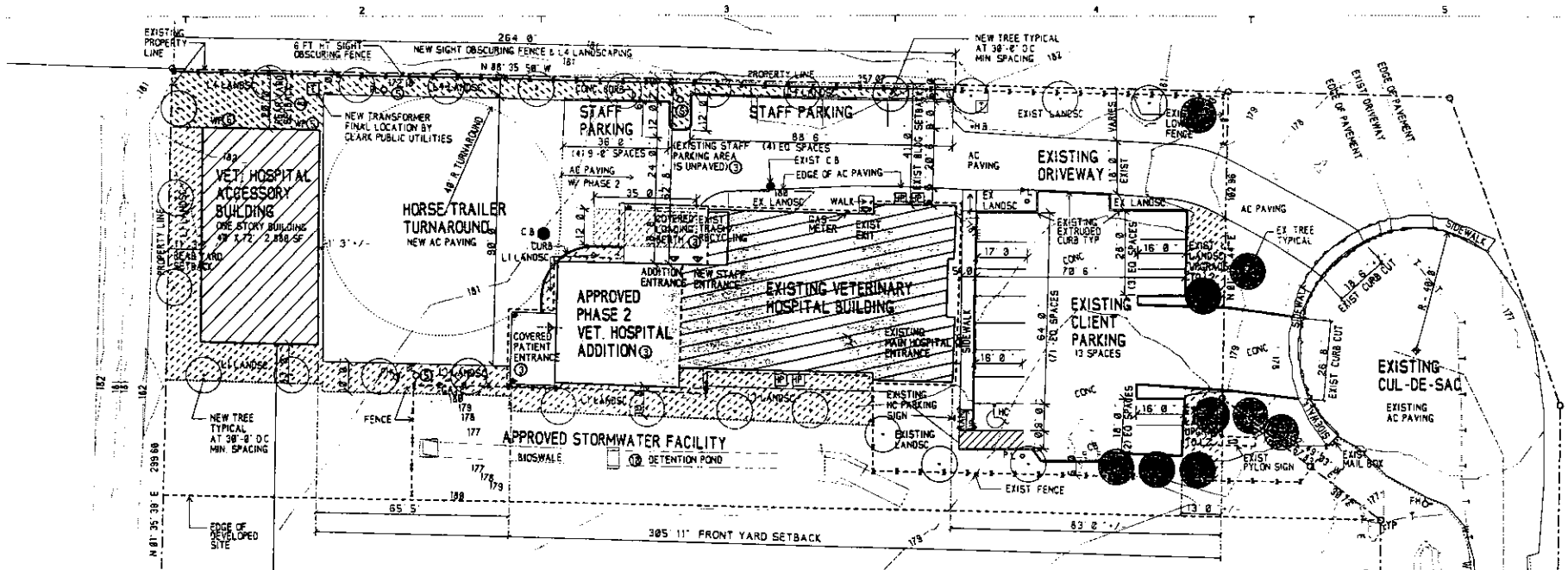


## PROJECT INFORMATION

OWNER/APPLICANT: DR. THOMAS MEYER & DR. JEAN MEYER
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CIVIL ENGINEER: HOPPER, DENNIS, JELLISON, PLLC
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SITE AREA:

| | |
|---|---|
| DEVELOPED | 1.2 ACRE (52,373 SF +/-) |
| UNDEVELOPED | 1.75 ACRE (76,129 SF +/-) |
| TOTAL | 2.95 ACRES (128,502 SF +/-) |
| NEW FLOOR AREA | 2,880 SF |
| EXISTING FLOOR AREA | 4,480 SF |

| REQUIRED PARKING: | |
|---|---|
| 4,480 SF EXISTING BUILDING | 9 SPACES |
| 1,720 SF BUILDING ADDITION | 4 SPACES |
| 2,880 SF ACCESSORY BUILDING | 6 SPACES |
| LOADING BERTH | 1 SPACE |
| TOTAL REQUIRED PARKING | 20 SPACES |
| PROPOSED PARKING: | |
| EXISTING STANDARD PARKING | 12 SPACES |
| EXISTING ACCESSIBLE PARKING | 1 SPACE |
| STAFF PARKING | 8 SPACES |
| LOADING BERTH | 1 SPACE |
| TOTAL ON-SITE PARKING | 22 SPACES |
| TRANSIT ROUTES & STOPS: | NONE WITHIN 1/4 MILE |
| WELLS & SEPTIC SYSTEMS: | NONE ON SITE OR WITHIN 100 FEET OF SITE |
| BICYCLE FACILITIES: | NONE ON SITE OR WITHIN 100 FEET OF SITE |
| EXISTING TRASH/RECYCLING AREA: | 7' X 13' = 91 SF |
| UNBUILT FLOOR AREA: HOSPITAL ADDITION | 2,764 SF |
| LANDSCAPED AREA | |
| EXISTING | 5,020 SF |
| NEW | 6,048 SF |
| TOTAL | 11,068 SF |

## NOTES

1. TOPOGRAPHY SHOWN ON THIS DRAWING IS BASED ON MINISTER GLAEZER TOPOGRAPHIC SURVEY DRAWING DATED 9-2-98
2. OFF-SITE ACCESS ROADS THAT SERVICE THE DEVELOPMENT ARE IN COMPLIANCE WITH CCC 12.05.303. EXISTING IMPROVED WIDTH OF NE 16TH AVENUE IS 20 FT. +/- AND EXISTING IMPROVED WIDTH OF NE 139TH STREET IS 32 FT
3. APPROVAL OF THE HOSPITAL ADDITION, STAFF PARKING LOT & TRAILER TURN AROUND BY CLARK COUNTY COMMUNITY DEVELOPMENT CASE #FSR2002-00938. THE ADDITION & SITE IMPROVEMENTS HAVE NOT YET BEEN CONSTRUCTED
4. THE ENTIRE SITE IS WITHIN AN ARCHEOLOGICAL PREDICTIVE AREA OF HIGH (83-100%) PROBABILITY
5. NEW POLE LIGHT WITH GLARE SHIELD (PL) OR WALL PACK MOUNTED ON FACE OF BUILDING (WP)
6. NONE OF THE FOLLOWING IS KNOWN TO EXIST ON THE SITE
   - WATER COURSES OR WATER BODIES
   - 100 YEAR FLOODPLAINS
   - UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS
   - WETLANDS
   - SIGNIFICANT WILDLIFE HABITAT OR VEGETATION
   - SIGNIFICANT HISTORIC, CULTURAL OR ARCHEOLOGICAL RESOURCES
7. TRAFFIC IMPACT FEE OF $26,003.19 DUE AT TIME OF ISSUANCE OF BUILDING PERMIT
8. PLANNING DIRECTOR REVIEW REQUIRED TO REDUCE REAR YARD LANDSCAPE BUFFER FROM 40 FEET TO 20 FEET WITH TYPE L4 LANDSCAPING
9. VARIANCE REQUEST SUBMITTED TO REDUCE REAR YARD SETBACK FROM 15 FEET TO 11.25 FEET WITH TYPE L3 LANDSCAPING
10. STORMWATER FACILITY & SANITARY SEWER SERVING PHASE 2 BUILDING ADDITION & NEW ACCESSORY BUILDING APPROVED BY ENG # 2002-35085


architects associative
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MOUNTAIN VIEW VETERINARY HOSPITAL
DETACHED ACCESSORY BUILDING
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VANCOUVER, WASHINGTON

REVISIONS

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SHEET TITLE: SITE PLAN
DATE: 9-13-04
DRAWN BY: K. DIETRICH

SHEET NO.
A01