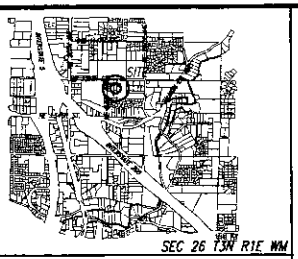


VICINITY MAP NTS

SITE PLAN NOTES

SITE IS 9.18 ACRES (400,026 SF)

ZONED HIGHWAY COMMERCIAL (CH)

THE PROPOSED BUILDINGS INCLUDE A 90,800 SF MEDICAL OFFICE BUILDING/CLINIC AND A 22,000 SF MEDICAL OFFICE BUILDING/CLINIC.

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 LOTS OR TRACTS, PARKS, OPEN SPACE OR DRAINAGE TRACTS OR EASEMENTS.

DIMENSIONS AND LOCATIONS OF PROPOSED EASEMENTS ARE AS SHOWN ON THE PLAN.

THERE ARE NO EXISTING BUILDINGS TO REMAIN ON SITE.

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

THERE ARE NO PROPOSED BICYCLE IMPROVEMENTS.

THERE ARE NO PROPOSED ROADS WITH THIS PROJECT. IMPROVEMENTS WILL BE CONSTRUCTED ALONG NE 23RD AVENUE AND ONLY INCLUDE 4.5' WIDE LANDSCAPE AREA AND A 6' WIDE DETACHED CONCRETE SIDEWALK.

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

THE FULL-WIDTH PAVED WIDTH OF NE 139TH STREET 500' EAST AND WEST OF THE SITE IS 46'. THE FULL-WIDTH PAVED WIDTH OF NE 23RD AVENUE 500' SOUTH OF THE SITE IS 46'.

SIGHT DISTANCE STANDARDS ARE MET AT ALL DRIVEWAYS.

THERE ARE NO PROPOSED SEPTIC SYSTEMS OR RESERVE AREAS.

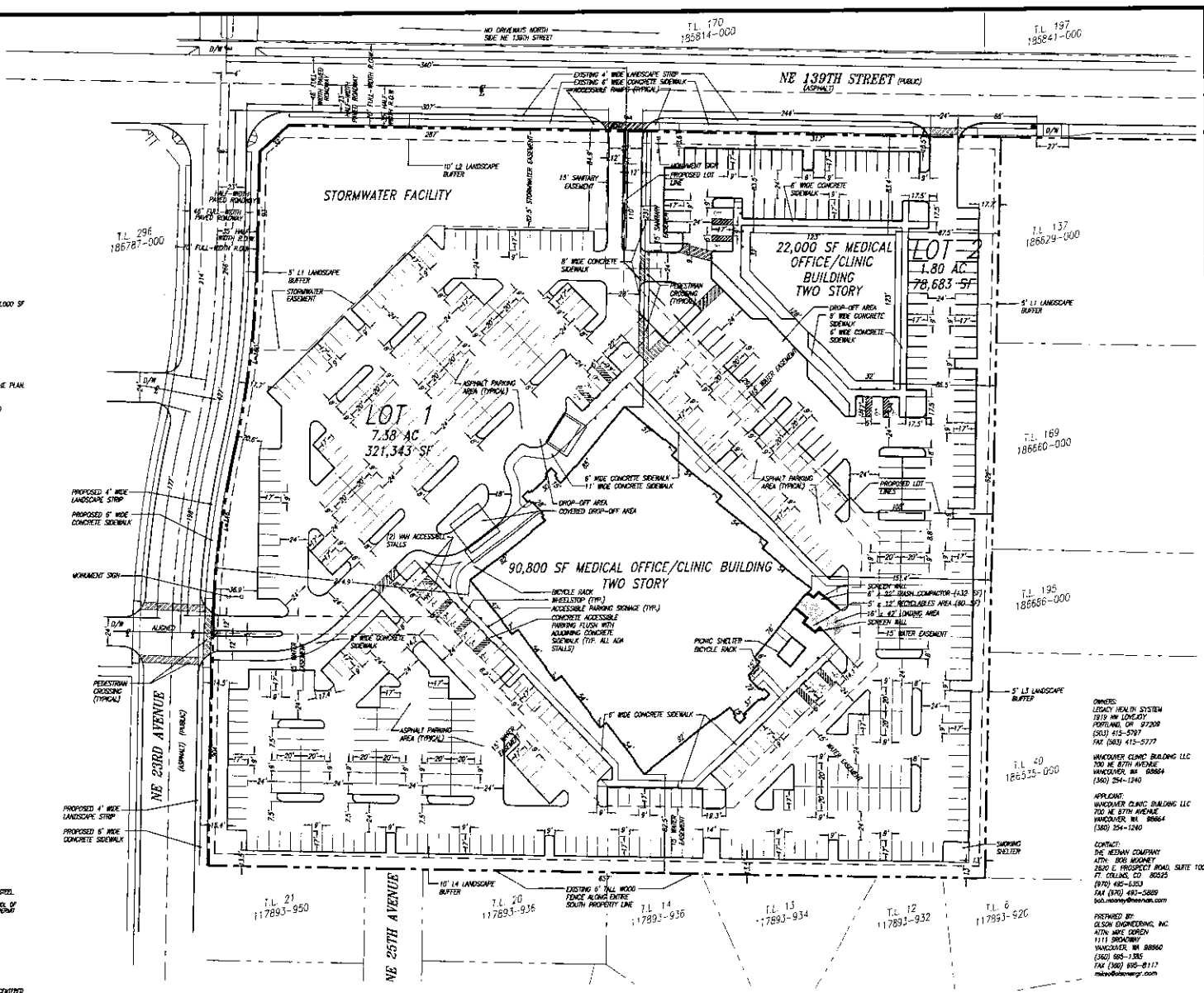
ALL PARKING STALLS, UNLESS DIMENSIONED TO FULL DEPTH, HAVE A 3' LANDSCAPE OR CONCRETE OVERHANG ASSOCIATED WITH THEM.

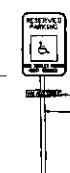
PARKING CALCULATIONS

PARKING REQUIRED	90,800 SF MEDICAL OFFICE/CLINIC ON LOT 1 90,800/200 (1 STALL PER 200 SF) = 454 STALLS
	22,000 SF MEDICAL OFFICE/CLINIC ON LOT 2 22,000/200 (1 STALL PER 200 SF) = 110 STALLS
	TOTAL REQUIRED PARKING = 575 STALLS
PARKING PROVIDED	LOT 1 459 STANDARD STALLS INCLUDING 18 ADA STALLS
	LOT 2 118 STANDARD STALLS INCLUDING 6 ADA STALLS
	TOTAL PARKING PROVIDED 577 STANDARD STALLS INCLUDING 22 ADA STALLS

SITE PLAN AREA CALCULATIONS

TOTAL SITE	
TOTAL SITE AREA	400,026 SF
TOTAL BUILDING AREA	56,400 SF (1ST FLOOR ONLY) (14.1%)
TOTAL LANDSCAPE AREA	108,601 SF (27.2%)
TOTAL PAVED AREA	235,021 SF (58.7%)
LOT 1	
SITE AREA	321,343 SF
BUILDING AREA	45,400 SF (1ST FLOOR ONLY) (14.1%)
LANDSCAPE AREA	88,858 SF (27.6%)
PAVED AREA	187,085 SF (58.3%)
LOT 2	
SITE AREA	78,683 SF
BUILDING AREA	11,000 SF (1ST FLOOR ONLY) (14.0%)
LANDSCAPE AREA	19,743 SF (25.1%)
PAVED AREA	47,936 SF (60.9%)



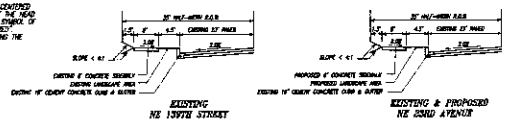


1) HANDICAPPED SIGN SHALL BE 70 SQUARING PORCELAIN ON STEEL.
2) REMOVE 'EXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING 'STATE DISABLED PARKING PERMIT REQUIRED'.
3) SIGN PROVIDED BY CONTRACTOR.

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 51-30-3101(6).

ADA ACCESSIBLE PATHS SHALL BE 5' FOR VAN ACCESSIBLE AND 3' OTHERWISE. SLOPES SHALL BE LESS THAN 5%. SEE ENGINEERING PLANS FOR RAMP DETAILS

NOT TO SCALE



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

OWNERS:
LEGACY HEALTH SYSTEM
1919 NW LONG-CLY
PORTLAND, OR 97209
(503) 413-5797
FAX (503) 413-5777

VANCOUVER CLINIC BUILDING LLC
700 NE 87TH AVENUE
VANCOUVER, WA 98664
(360) 254-1240

APPLICANT:
VANCOUVER CLINIC BUILDING LLC
700 NE 87TH AVENUE
VANCOUVER, WA 98664
(360) 254-1240

CONTACT:
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FT. COLLINS, CO 80525
(970) 482-6353
FAX (970) 493-5889
bob.mooney@neenan.com

PREPARED BY:
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(360) 695-1385
FAX (360) 695-8117
mikeo@olsonengr.com

PRELIMINARY SITE PLAN AND SHORT PLAT FOR:

VANCOUVER CLINIC

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

MICHAEL A. DOREN
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
EXPIRES MAY 5, 2005
10/7/04

CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED: THE NEENAN COMPANY
DRAWN: TYE/MRD
CHECKED: KPS
DATE: OCTOBER 2004
SCALE: H. 1" = 40' V.

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VANCOUVER CLINIC
JOB NO. 7281.02.01

SHEET
2 of 4