SITE DEVELOPMENT DATA:

RESIDENTIAL SITE - PHASE 2
ZONING: R1-7.5
COMP PLAN: UL

RESIDENTIAL SITE
TOTAL SITE AREA 15,239 SF

COMMERCIAL SITE - PHASE 1
ZONING: CL
COMP PLAN: GC
PROPOSED USE: MINI-WAREHOUSE
CONST. TYPE: II N ALARMED

COMMERCIAL SITE AREAS
TOTAL SITE AREA 27,624 SF
BUILDING F/P 11,900 SF 43%
IMPERVIOUS AREA 11,142 SF 41%
PERV.-L/S AREA 4,582 SF 16%

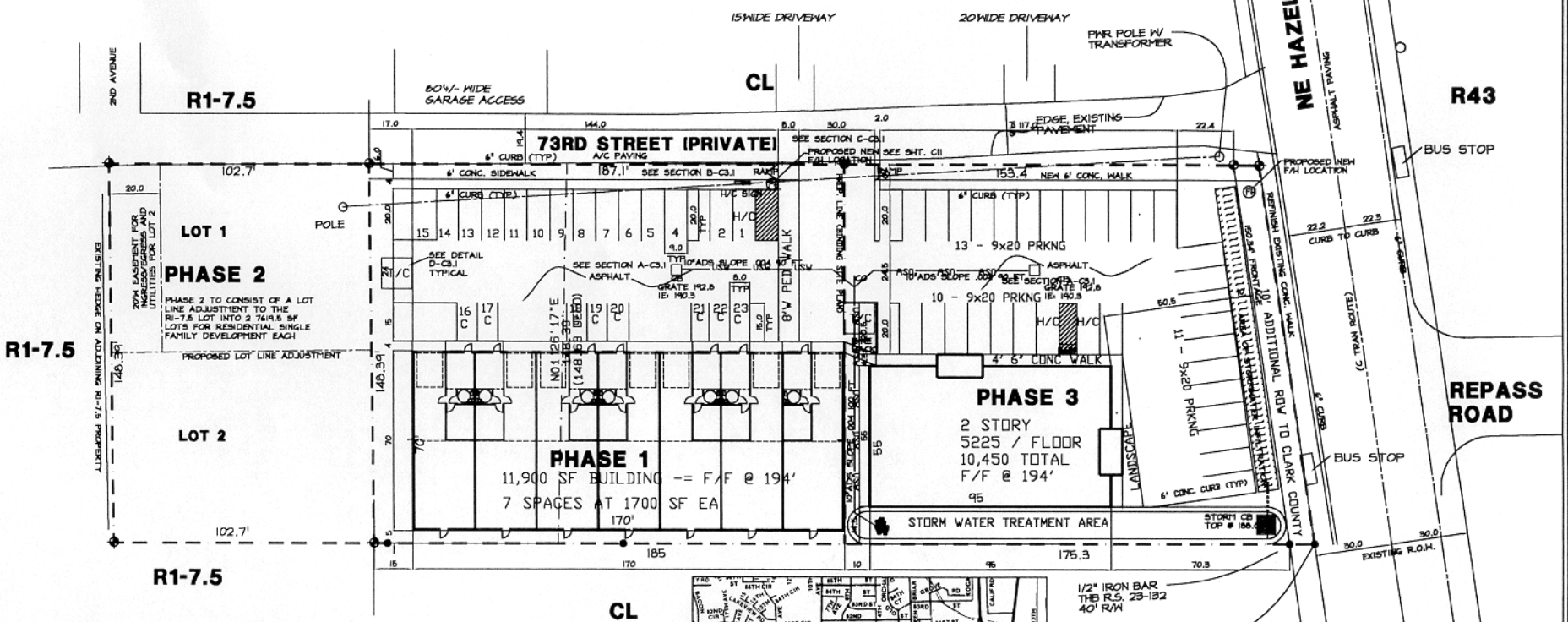
PARKING
MINI-WAREHOUSE
REQ. 1 PER 1000 SF = 12 REQUIRED
23 PROVIDED
14 STD 9'x20' PARKING
1 H/C 9x20 W/ 7x20 AISLE
8 COMPACT 8x15 PARKING

OFFICE SITE - PHASE 3
ZONING: CL
COMP PLAN: GC
PROPOSED USE: OFFICE PROFESIONAL
CONST. TYPE: VN ALARMED

OFFICE SITE AREAS
TOTAL SITE AREA 23,884 SF
AREA OF 10' ROW GIVING 1498 SF
REMAINING SITE AREA 24,386 SF

BUILDING F/P 5,225 SF 22%
IMPERVIOUS AREA 13,554 SF 55%
PERV.-L/S AREA 5,607 SF 23%

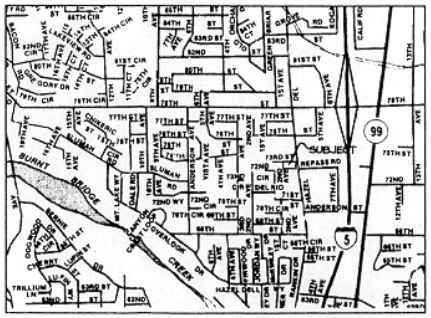
PARKING
PROFESSIONAL OFFICE
REQ. 1 PER 400 SF = 27 REQUIRED
34 PROVIDED INCL. 2 H/C



PROPERTY INFORMATION:

SERIAL NO: 146094-000, 146095-000, 146147-000
OWNER: KIMBERLY CENTER, L.L.C.
3732 NE 246th STREET
RIDGEFIELD, WA. 98642
CONTACT/APPLICANT:
DON JOLLY
JOLLY-FOSTER GROUP INC.
2220 H STREET
VANCOUVER, WA. 98663

TOTAL PARCEL: 68,747 SF - 1.57 ACRES +/-
COUNTY ZONING: CL, R1-7.5
COMP. PLAN: UL, GC
JURISDICTION: CLARK COUNTY
LEGAL: NE ¼ OF SECT 10, T2N, R1E W.M.
NEIGHB. ASSOC.: WEST HAZEL DELL
FIRE DISTR.: 6
SEWER DISTR: HAZEL DELL
WATER DISTR: CLARK PUBLIC UTLITIES
TRANS. IMPACT AREA: HAZEL DELL



VICINITY MAP

C/3

Drawn By:
Revised:

SITE PLAN

73rd STREET DEVELOPMENT
7306 NE HAZEL DELL AVENUE
Vancouver, WA.

MEL AVERY - CONSULTANT
9014 SE EVERGREEN HWY
VANCOUVER, WA 98664
(360) 693-0368