VICINITY MAP (NTS) SEC. 26 T3N R1E WM

## SITE PLAN NOTES

TOTAL SITE AREA IS 2.33 ACRES (110,207 SF) ACCORDING TO CLARK COUNTY GIS. TOTAL SITE AREA IS 2.33 ACRES (101,288 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.
PARCEL #186608-000 IS 1.17 ACRES (50,920 SF).
PARCEL #186508-000 IS 0.86 ACRES (37,349 SF).
PARCEL #186677-000 IS 0.20 ACRES (8,790 SF).
PARCEL #186721-000 IS 0.10 ACRES (4,229 SF SF).

ZONED C-3

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.

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. HALF-STREET IMPROVEMENTS WILL BE PROVIDED ALONG NE 10TH AVENUE.

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

THE FULL-WIDTH PAVED WIDTH OF NE 10TH AVENUE 500 FEET NORTH OF THE SITE IS 24'. THE FULL-WIDTH PAVED WIDTH OF NE 10TH AVENUE AT THE INTERSECTION WITH NE TENNEY ROAD IS 46'.

SIGHT DISTANCE STANDARDS ARE MET AT ALL DRIVEWAY LOCATIONS.

THERE ARE NO PROPOSED LOADING AREAS.

LOCATION AND WIDTH OF EXISTING AND PROPOSED EASEMENTS ARE AS SHOWN ON THE PLAN.

THERE ARE NO PROPOSED SEPTIC SYSTEMS OR RESERVE AREAS.

RECYCLEABLES AND SOLID WASTE STORAGE AREA (TRASH ENCLOSURE) IS AS SHOWN ON THE PLAN.

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

THE CLOSEST TRANSIT STOP IS LOCATED NEAR THE CORNER OF NE 10TH AVENUE AND TENNEY ROAD, C-TRAN ROUTE #2, APPROXIMATELY 500 FEET TO THE SOUTH.

PARKING CALCULATIONS

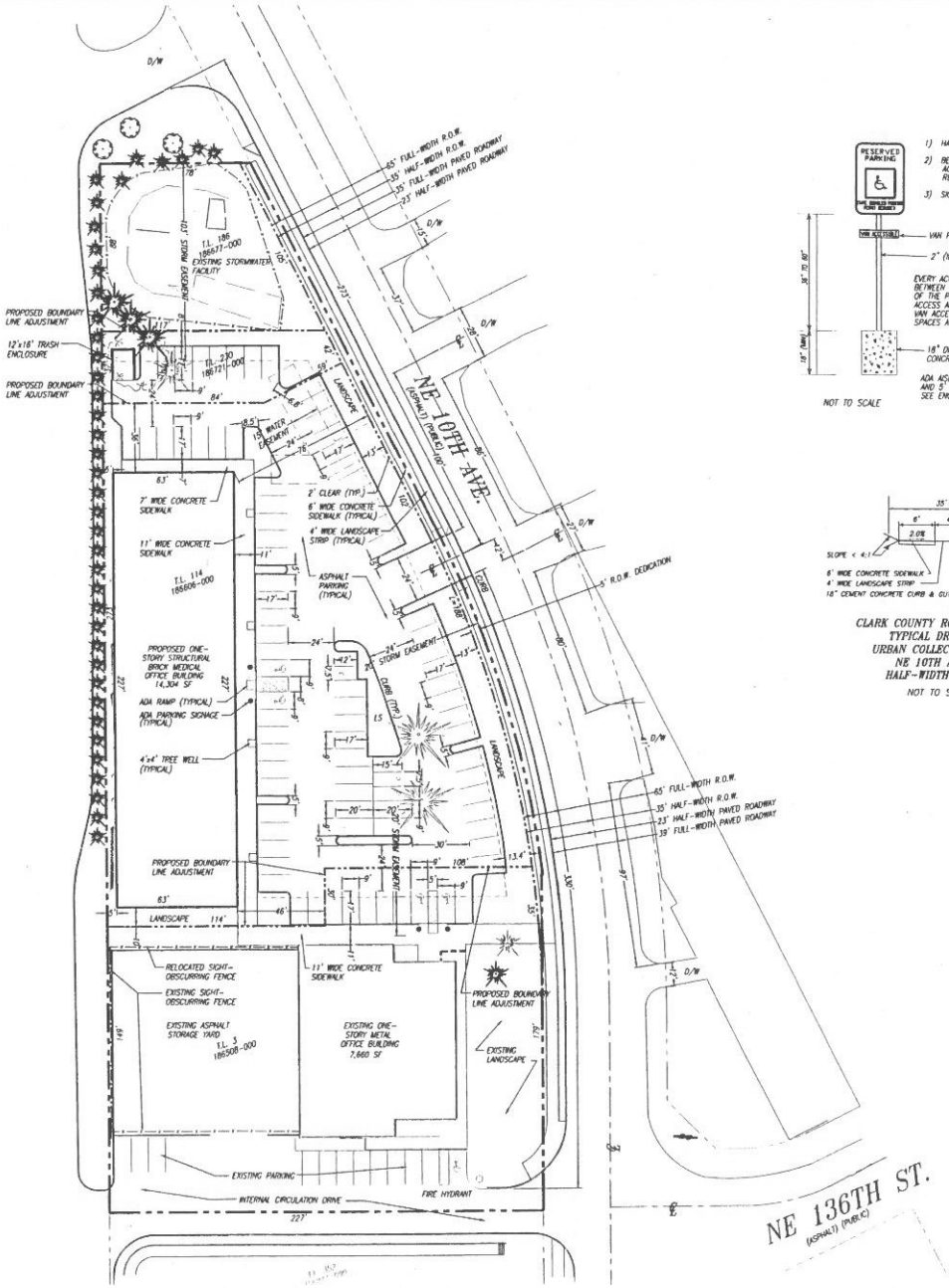
| | |
|---|---|
| PARKING REQUIRED | 14,304 SF MEDICAL OFFICE USE / 200 (1 STALL PER 200 SF) = 72 STALLS REQUIRED<br>7,660 SF OFFICE USE / 400 (1 STALL PER 400 SF) = 19 STALLS REQUIRED<br>91 TOTAL STALLS REQUIRED |
| PARKING PROVIDED | 101 STALLS TOTAL<br>89 NEW STALLS, 12 EXISTING STALLS<br>96 STANDARD STALLS, INCLUDING 5 ADA STALLS<br>5 COMPACT STALLS |

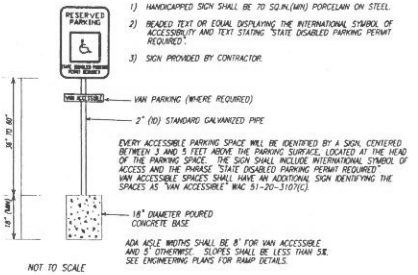
SITE PLAN CALCULATIONS

| | |
|---|---|
| TOTAL SITE AREA | 101,288 SQ. FT. |
| PROPOSED BUILDING AREA | 14,304 SQ. FT. (14%) |
| EXISTING BUILDING AREA | 7,660 SQ. FT. (8%) |
| LANDSCAPE AREA | 25,023 SQ. FT. (25%) |
| PAVED AREA | 54,301 SQ. FT. (53%) |

## LEGEND

PROPOSED BUILDING
EXISTING EASEMENT
PARKING LOT CURB
PARKING LOT STRIPING
PROPERTY LINE
PROPOSED PROPERTY LINE
ASPHALT ROAD/STREET/DRIVEWAY
ROAD CENTERLINE
GRAVEL ROAD/STREET/DRIVEWAY
PROPOSED RIGHT-OF-WAY
SIDEWALK/CONC. PAD/TRAIL
TRASH ENCLOSURE
ADJACENT TAXLOT
EXISTING ON-SITE TAXLOT



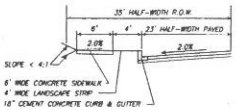




1) HANDICAPPED SIGN SHALL BE 70 SQ.IN.(MIN) PORCELAIN ON STEEL.
2) BEADED TEXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING "STATE DISABLED PARKING PERMIT REQUIRED".
3) SIGN PROVIDED BY CONTRACTOR.

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




CLARK COUNTY ROAD STANDARDS
TYPICAL DRAWING 11
URBAN COLLECTOR (C-2cb)
NE 10TH AVENUE
HALF-WIDTH PROPOSED

NOT TO SCALE


OWNER/APPLICANT:
J.D. HOLSOM LLC
13600 NE 10TH AVENUE
VANCOUVER, WA 98685
(360) 574-8400
FAX (360) 574-7607

CONTACT:
RSV CONSTRUCTION SERVICES
ATTN: BETTY KABER
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 COREN
1111 BROADWAY
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mike@olsoneng.com


GRAPHIC SCALE
( IN FEET )
1 inch = 30 ft.

PLOT: conrulord.ctb
FILE: J:\data\7000\7808\7808.p.c\plan graphics.dwg

PRELIMINARY SITE PLAN FOR:
# MEDICAL OFFICE BUILDING


OLSON ENGINEERING
LAND SURVEYORS
ENGINEERS
360-695-1385
503-285-1150
1111 BROADWAY, VANCOUVER, WA 98660


KURT F. STONER
STATE OF WASHINGTON
30088
REGISTERED PROFESSIONAL ENGINEER
EXPIRES MAY 5, 2006
6/16/05

CHANGES / REVISIONS

| DESCRIPTION | DATE |
|---|---|
| FULLY COMPLETE COMMENTS | 06/16/05 |

DESIGNED: AA
DRAWN: AA/WRO
CHECKED: KFS
DATE: APRIL 2005
SCALE: H: 1" = 30' V:

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MEDICAL OFFICE BUILDING
JOB NO. 7808.00.01

SHEET
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