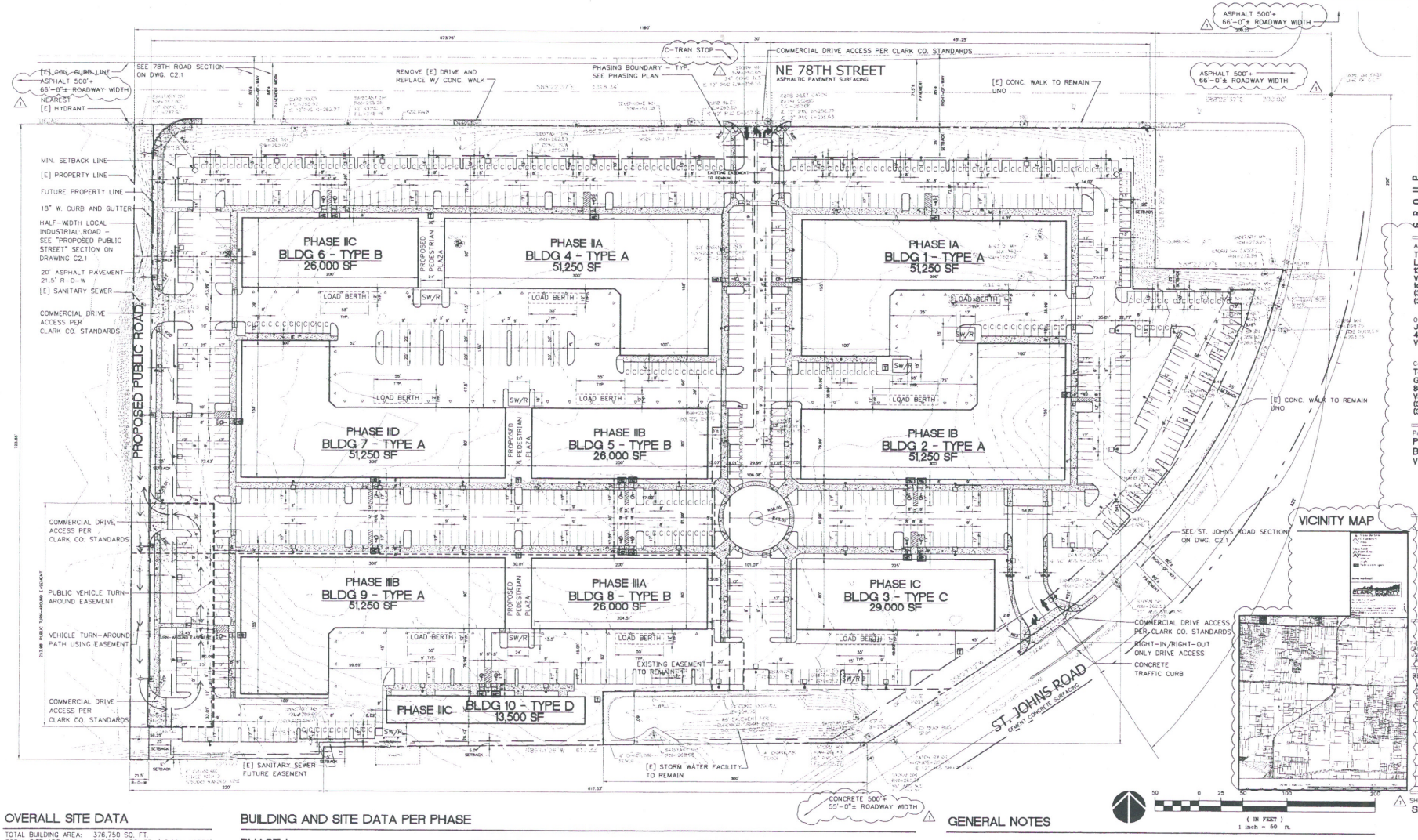

OVERALL SITE DATA

TOTAL BUILDING AREA:	376,750 SQ. FT.
TOTAL SITE AREA:	810,900± SQ. FT. (18.62± ACRES)
ROAD DEDICATION AREA:	15,560 SQ. FT. (0.36 ACRES)
NET SITE AREA:	795,340 SQ. FT. (18.26 ACRES)
LANDSCAPING AREA REQ:	@20% = 159,070 SQ. FT. (3.65 ACRES)
LANDSCAPING AREA:	159,200 SQ. FT (3.65 ACRES)
BLDG. SITE COVERAGE:	227,000 SQ. FT.
PERCENT OF SITE COVERED:	28.5%
IMPERVIOUS SURFACE:	659,500 SQ. FT. (15.14 ACRES)
PARKING TOTAL:	842 SPACES
STANDARD:	569 SPACES
COMPACT:	251 SPACES (30% OF TOTAL)
HANDICAP:	22 (6 VAN ACCESSIBLE)
PARKING RATIO:	2.24 SPACES/1000 SQ. FT.
LOADING BERTHS:	9 PROVIDED (9 REQ. BASED ON TOTAL BLDG. AREA)
EXISTING WQ POND:	20,880 SQ. FT.

BUILDING AND SITE DATA PER PHASE

PHASE I

SITE AREA:	342,100± SQ. FT. (7.85 ACRES)
BLDG. FLOOR AREA:	131,500 SQ. FT.
BLDG. SITE COVERAGE:	81,000 SQ. FT.
PERCENT OF PHASE I SITE COVERED:	23.7%
PARKING TOTAL:	295 SPACES
STANDARD:	288 SPACES
ACCESSIBLE:	7 (2 VAN ACCESSIBLE)
PARKING RATIO:	2.25 SPACES/1000 SQ. FT.

PHASE II

SITE AREA:	327,400± SQ. FT. (7.52 ACRES)
BLDG. FLOOR AREA:	154,500 SQ. FT.
BLDG. SITE COVERAGE:	97,000 SQ. FT.
PERCENT OF PHASE II SITE COVERED:	29.6%
PARKING TOTAL:	342 SPACES
STANDARD:	334 SPACES
ACCESSIBLE:	8 (2 VAN ACCESSIBLE)
PARKING RATIO:	2.22 SPACES/1000 SQ. FT.

PHASE III

SITE AREA:	141,400± SQ. FT. (3.25 ACRES)
BLDG. FLOOR AREA:	95,750 SQ. FT.
BLDG. SITE COVERAGE:	54,250 SQ. FT.
PERCENT OF PHASE III SITE COVERED:	38.4%
PARKING TOTAL:	205 SPACES
STANDARD:	198 SPACES
ACCESSIBLE:	7 (2 VAN ACCESSIBLE)
PARKING RATIO:	2.26 SPACES/1000 SQ. FT.

LEGEND

- CONCRETE PAVEMENT
- SIDEWALK PAVEMENT
- STREET LIGHT (SEE NOTE 5 BELOW)
- FIRE HYDRANT
- ACCESSIBLE PARKING SPACE (VAN WHERE NOTED)
- DRIVE-IN O.H. DOOR
- SW/R — SOLID WASTE/RECYCLE ENCLOSURE
- PARKING LOT LIGHT (SEE NOTE 6)
- C — COMPACT PARKING SPACE
- CPU TRANSFORMER
- HANDICAP PARKING SIGN BEHIND WALK - SEE DETAIL ON SHEET C2.1

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY Winter & Cedar Surveying Inc. DATE: MAY 2005

GENERAL NOTES

1. THERE ARE NO PROPOSED PEDESTRIAN OR TRANSIT FACILITIES ON THIS SITE.
2. ALL PARKING AREAS TO BE PAVED WITH ASPHALTIC CONCRETE PAVMENT PER GEOTECHNICAL ENGINEERING REPORT.
3. THERE ARE NO ROAD SEGMENTS THAT ARE IN EXCESS OF 15 PERCENT GRADE THAT ARE EITHER ON THE SITE OR WITHIN 500 FEET OF THE SITE WHICH ARE BEING PROPOSED FOR SITE ACCESS.
4. NO SIGNS ARE PROPOSED AT THIS TIME.
5. 30' ALUMINUM COBRA HEAD WITH 8' DAVIT ARM;200 WATT HPS TYPE III, IES DIST. CUTOFF CPU STANDBY.
6. 400 WATT HPS ON 30' POLE - 6" CONC. BASE BEHIND SIDEWALK, 36" CONC. BASE WHERE EXPOSED TO TRAFFIC
7. EXISTING TOPOGRAPHY SHOWN ONLY THIS PLAN.
8. A MINIMUM OF 80% OF THE PROPOSED PEDESTRIAN PLAZA AREAS SHALL BE EITHER PAVERS OR TEXTURED/COLORED CONCRETE; AREA IS GREATER THAN 650 SQ. FT. AND GREATER THAN 10' IN DEPTH AND WIDTH.
9. THERE ARE NO PROPOSED IMPROVEMENTS TO WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS.
10. THERE ARE NO PLANNED ENVIRONMENTAL ENHANCEMENT AREAS.
11. THERE ARE NO PROPOSED LOTS, TRACTS, PARKS, DESIGNATED OPEN AREAS OR DRAINAGE TRACTS.
12. THERE ARE NO BUILDINGS EXISTING OR TO REMAIN ON SITE.
13. THERE ARE NO PEDESTRIAN OR TRANSIT FACILITIES PROPOSED FOR THIS SITE.
14. ALL SIGHT DISTANCE STANDARDS WILL BE MET AT ALL PROPOSED DRIVEWAYS.
15. NO ADDITIONAL EASEMENTS ARE PROPOSED OTHER THAN SHOWN AS EXISTING.
16. THERE ARE NO PROPOSED PEDESTRIAN IMPROVEMENTS OTHER THAN SHOWN.
17. THERE ARE NO PROPOSED BICYCLE CIRCULATION IMPROVEMENTS.

TYPE II PRELIMINARY SITE PLAN APPLICATION - 2/9/06

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Project
PADDEN PARKWAY BUSINESS PARK
Vancouver, WA

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REVISIONS:

REVISION NO.	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	X	4/6/06

SHEET TITLE
SITE PLAN

DRAWN BY: BRR/ALK

CHECKED BY:

SHEET:
C2.0

JOB NO. 2050198.00