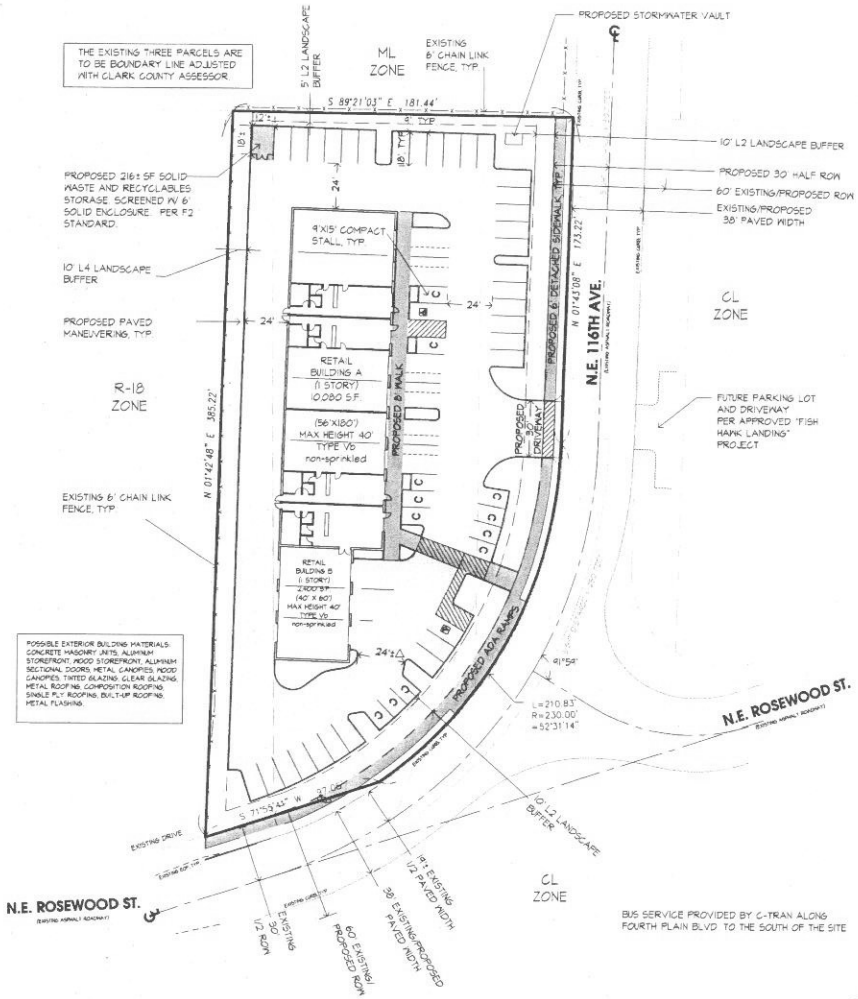
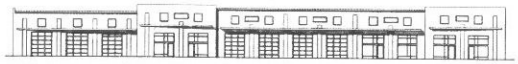


BUS SERVICE PROVIDED BY C-TRAN ALONG FOURTH PLAIN BLVD TO THE SOUTH OF THE SITE

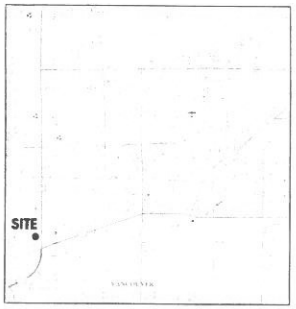


FRONT ELEVATION
NOT TO SCALE

SITE STATISTICS

GROSS SITE AREA:	60,159± S.F. (1.4± AC)	
	BLDG AREA	PARKING REQ'D/PROVIDED
BUILDING A	10,080± S.F.	29 / -
BUILDING B	2,400± S.F.	7 / -
TOTAL PARKING:	1 / 350 SF	36 / 46
COMPACT PARKING		12 STALLS (26%)
ADA PARKING		2 / 2
BUILDING AREA:	12,480± S.F. .29 ACRE (21%)	
IMPERVIOUS AREA:	36,073± S.F. .83 ACRE (59%)	
LANDSCAPE AREA:	12,206± SF .28 ACRE (20%)	

SITE STATISTICS REPRESENT TOTAL BUILDOUT



VICINITY MAP
NOT TO SCALE

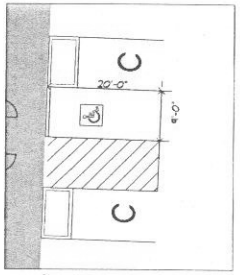
APPLICANT & PROPERTY OWNER:
PART IV PROPERTIES, L.L.C.
11218-A NE 68TH ST.
VANCOUVER, WA 98662
PH. (360) 260-7100

CONTACT:
MARK D.DILORETO, AIA
PLANNING SOLUTIONS, INC
PO BOX 61406
VANCOUVER, WA 98666
PH. (360) 750-9000; FAX (360) 750-9201
MARKD@PLANNINGSOLUTIONSINC.COM

PAVING LEGEND

PEDESTRIAN PAVING

VEHICULAR PAVING



(A) Van Accessable Parking Space (Typ.)
Scale 1" = 10'
PLAN

APPROVED A.D.A SIGN

ALL DIMENSIONS AND OTHER STANDARD SHALL BE PER WASHINGTON STATE A.D.A. REGULATIONS (W.A.C. 51-50)

10.7.3 SIGNS: EVERY PARKING SPACE REQUIRED BY THIS SECTION SHALL BE IDENTIFIED BY A SIGN CENTERED BETWEEN 3 AND 5 FEET ABOVE THE PARKING SURFACE AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE THE SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED".

VAN ACCESSABLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN MOUNTED BELOW THE INTERNATIONAL SYMBOL OF ACCESS IDENTIFYING THE SPACES AS "VAN ACCESSABLE".

(B) Typical Handicap Van Parking Sign
Not To Scale
ELEVATION

GENERAL NOTES

1. ALL BOUNDARIES, EASEMENTS, UTILITIES AND LEGAL ENCUMBRANCES TO BE CONFIRMED WITH CLIENT PRIOR TO BEGINNING WORK.
2. IN NO WAY IS THIS PLAN TO BE INTERPRETED TO EXCEED THE LEGAL BOUNDARIES OF THE CLIENT'S REAL PROPERTY.
3. DESIGNER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF BOUNDARIES, UTILITIES, OR WETLANDS.
4. CONTRACTOR TO BE LICENSED, BONDED AND INSURED IN THE STATE OF WASHINGTON.
5. CONTRACTOR IS SOLELY RESPONSIBLE TO CLIENT FOR OUTCOME OF PROJECT. CONTRACTOR TO REPAIR ALL DAMAGE TO CLIENT'S PROPERTY.
6. THIS PLAN SHALL BE INSTALLED TO MEET ALL APPLICABLE CITY, COUNTY AND STATE CODES.
7. THIS PLAN SHALL BE CONSIDERED PRELIMINARY UNTIL APPROVED BY ALL GOVERNING AGENCIES.
8. IMPLEMENTATION OF THIS PLAN SHALL NOT PROCEED UNTIL ISSUANCE OF ALL RELATED PERMITS.

PLAN NOTES

ALL SIDEWALKS, RAMPS, CROSSWALKS, ETC. SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED THROUGH THE SITE.

ALL PROPERTY LINES, EASEMENTS, RIGHT OF WAYS, BUILDINGS, VEGETATION, TOPOGRAPHY, WETLANDS, WATERWAYS, UTILITIES, AND ROADWAYS SHOWN REPRESENT A COMPILATION OF INFORMATION FROM CLARK COUNTY ASSESSOR'S MAPS & TOPO SURVEYS. FINAL SITE PLAN REVIEW, DEVELOPMENT, AND CONSTRUCTION OF THESE PARCELS IT IS STRONGLY RECOMMENDED THAT ALL INFORMATION SHOWN BE VERIFIED AND SURVEYED BY A PROFESSIONAL LAND SURVEYOR. AS THIS PLAN IS PRELIMINARY IN NATURE ALL DIMENSIONS AND SQUARE FOOTAGES SHOWN ARE APPROXIMATE.

PRELIMINARY NOT FOR CONSTRUCTION SUBJECT TO APPROVAL

NORTH
0 30 60 90 120 150

Planning Solutions, Inc.
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CONSULTANT:

ROSEWOOD CENTER

N.E. 116TH AVE. & ROSEWOOD ST.
Vancouver, Washington

DRAWN: CB/VH	CHECKED: MD
SCALE: 1" = 30'-0"	DATE: 1.06.06
JOB #: 04-842	

REVISIONS:
1. SPR
2. Fully Complete 02/06
3.
4.
5.
6.

SHEET NAME:
PRELIMINARY SITE PLAN

SHEET #: SP

SHEET 1 OF 5

P:\2004 Projects\842-Rosewood Center\Plans\S2 (SPR)\R2 Fully Complete\842 SP S2 R2.dwg, 2/23/2006 11:44:37 AM
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