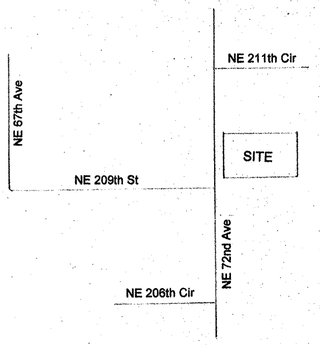
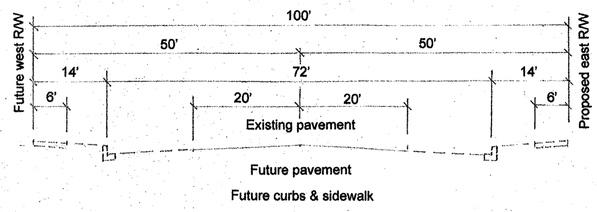


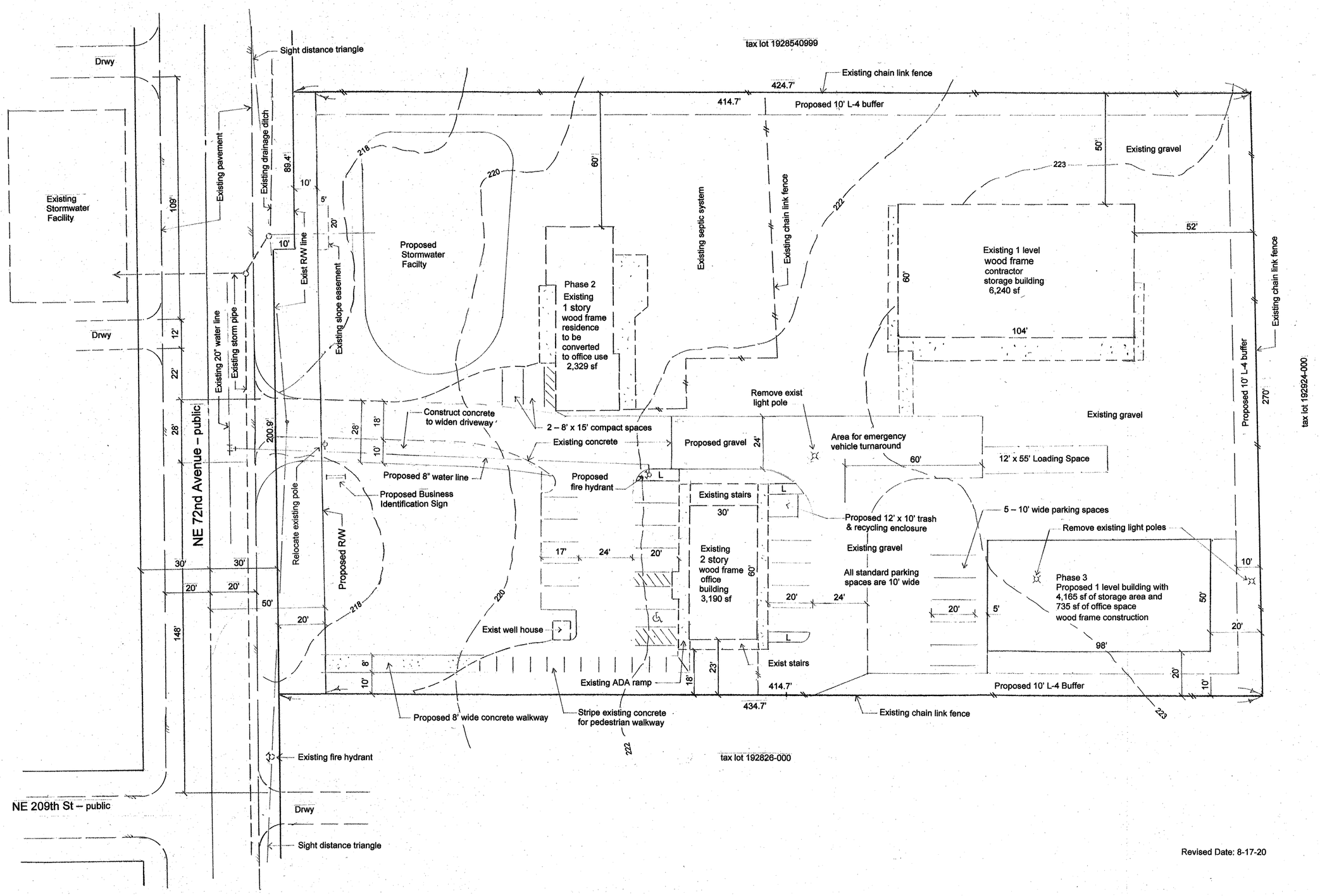
Vicinity Map
Scale: 1" = 600'



Typical Section NE 72nd Avenue (Pr-4cb)

Notes

1. This project proposes to legally permit the rural commercial uses and bring the site into compliance with all Clark County codes. The recent Pre-Ap Conference file no. is PAC-2019-00087.
2. The site is known as 20917 NE 72nd Ave, Battle Ground; also known as County tax lot no. 192881-000. Zoning is CR-2. Site area: Gross to existing R/W: 2.68 acres; net to proposed R/W: 2.57 acres, 111,969 sq ft.
3. Record property owner: Dollars Corner Business Park, 20917 NE 72nd Avenue, Battle ground WA 98604.
4. There are no water courses, flood plains, water bodies, wetlands, unstable slopes, landslide areas, wildlife habitat, or historic resources.
5. All existing structures to remain on site.
6. Nearest C-trans route is one half mile to the north along NE 219th St.
7. There are no pedestrian or bicycle facilities along NE 72nd Avenue within 200 feet of the site. There are no road segments in excess of 15% grade within 500 feet of the site.
8. Parking: Office: 6,319 sf @ 400 = 16 spaces required.
   Contractor storage: 10,340 sf @ 1,500 = 7 spaces required.
   22 standard & 1 ADA parking spaces are provided.
9. L indicates landscaped parking island.
10. Refer to the Narrative for additional information.



Revised Date: 8-17-20

Scale: 1" = 30'

Contact: Ed Greer, Wyndham Enterprises, LLC
13023 NE Hwy 99 Suite 7-126
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360-904-4964 ed@ed-greer.net

Property Owner: Dollars Corner Business Park, LLC
20917 NE 72nd Ave Battle Ground WA 98604
360-253-2000 dave@renewcreations.com

Applicant: Judy Greer
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13023 NE Hwy 99 Suite 7-126
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Elwood Business Park

a rural commercial development
Clark County WA

Preliminary Site Plan