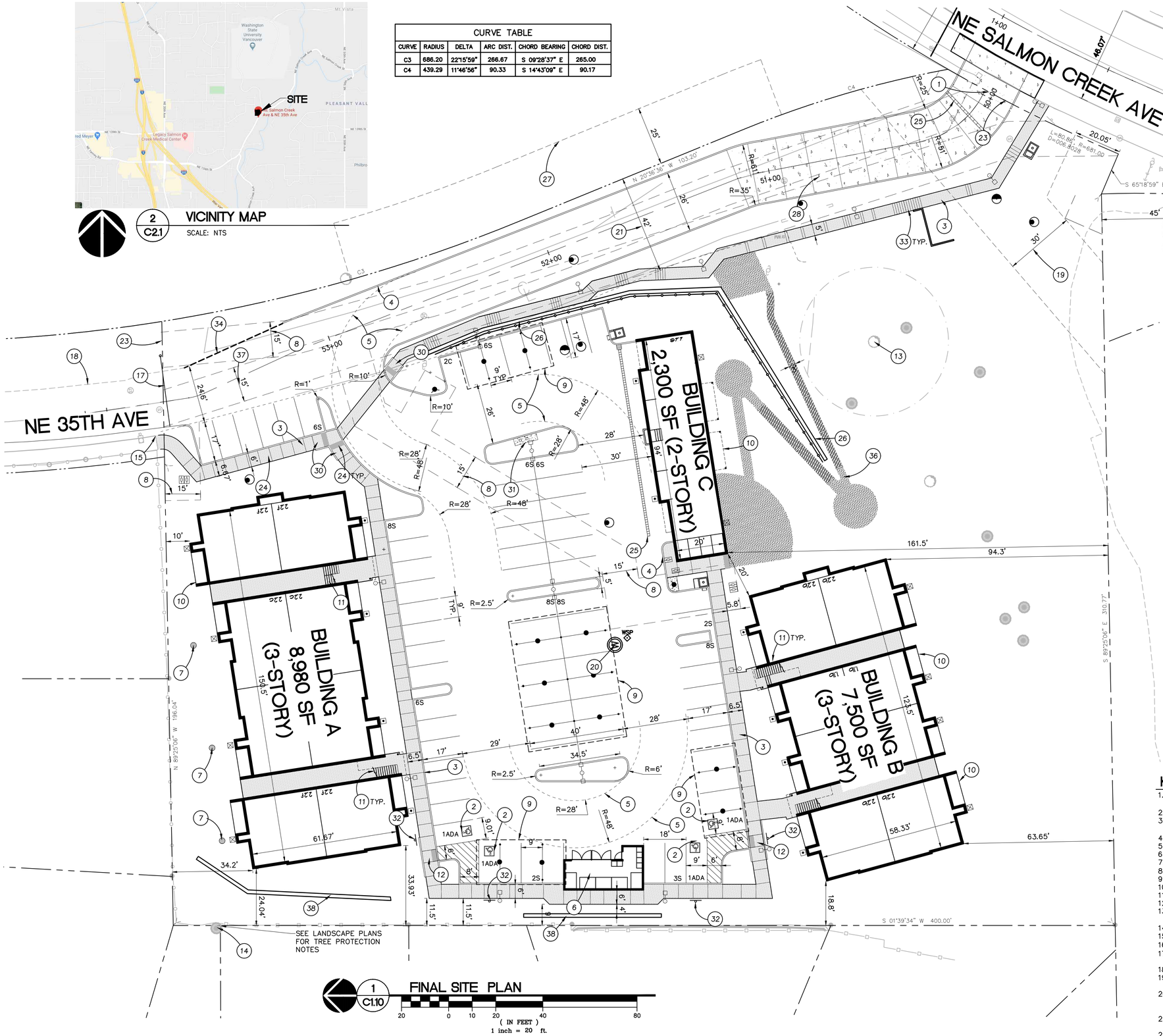
2 C2.1 VICINITY MAP
SCALE: NTS

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C3	686.20	22°15'59"	266.67	S 09°28'37" E	265.00
C4	439.29	11°46'56"	90.33	S 14°43'09" E	90.17



1 C1.10 FINAL SITE PLAN

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PAVEMENT LEGEND

- ASPHALT FIRE TRUCK: SEE 4/C5.11
- CONCRETE PAVING: SEE 4/C5.11 REINFORCE PER GEOTECH. RECOMMENDATIONS
- SIDEWALK PAVING SEE DETAIL 2/C5.10

CURB RADIUS

ALL CURB RADIUS ARE 3.0' UNLESS OTHERWISE INDICATED

PARKING DATA

STANDARD	71
COMPACT	0
ADA	4
TOTAL	75

SITE DATA

EXISTING SITE AREA	125,576 SF	2.88 AC	(100%)
TOTAL LANDSCAPE AREA	60,154 SF	1.38 AC	(47.9%)
TOTAL BUILDING AREA	21,135 SF	0.49 AC	(16.8%)
IMPERVIOUS AREA (EXCLUDING BLDGS)	44,287 SF	1.02 AC	(35.3%)

C-TRAN NOTE

SITE IS NOT WITHIN 600 FEET OF ANY EXISTING TRANSIT STOPS OR ROUTES

APPLICANT

MAJ DEVELOPMENT
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300 WEST 15TH STREET, SUITE 200
VANCOUVER WA 98660
PH: (360) 823-5112
E-MAIL: BRANDI@MAJDEVELOPMENT.COM

PROPERTY OWNER

DEA PROPERTIES-7 LLC ETAL
16420 SE MCGILLIVRAY BV PMP 364
VANCOUVER WA, 98683

CONTACT PERSON

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LANDSCAPE ARCHITECT

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SURVEYOR

MINISTER-GLAESER SURVEYING INC.
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PH: (360) 694-3313
E-MAIL: CSA@MGSURVEY.COM

LEGAL LOTS

185961000

QUARTER SECTION

SW ¼, S24, T3N, R1E

ZONING

OR-30

KEYNOTES

1. INSTALL CLARK COUNTY COMMERCIAL DRIVEWAY SEE F15/C5.18
2. INSTALL ADA STALL SEE 5/C5.10
3. INSTALL CONCRETE SIDEWALK SEE 2/C5.10
4. INSTALL VERTICAL CURB SEE 1/C5.10
5. FIRE TURN RADIUS
6. INSTALL TRASH ENCLOSURE
7. INSTALL AREA DRAIN
8. PROPOSED 15' WATERLINE EASEMENT
9. PROPOSED CAR PORT
10. PROPOSED ROOF CANOPY
11. PROPOSED APARTMENT STAIRS
12. PROPOSED ADA RAMP
13. EXISTING OREGON WHITE OAK TO BE PROTECTED
14. EXISTING 40" CEDAR TO BE PROTECTED
15. CONNECT TO EXISTING SIDEWALK
16. 6' CROSSWALK
17. EMERGENCY ACCESS GATE W/ KNOX BOX
18. EDGE OF ASPHALT
19. PROPOSED ACCESS EASEMENT TO SERVE ADJACENT LOT
20. CONTRACTOR SHALL DECOMMISSION WELL IN ACCORDANCE W/ DEPT. OF ECOLOGY STANDARDS
21. PROPOSED UTILITY AND ACCESS EASEMENT
22. NOT USED
23. EXISTING R.O.W.
24. PROPOSED ADA ACCESS TO PUBLIC RIGHT-OF-WAY
25. PROPOSED TRENCH DRAIN
26. PROPOSED RETAINING WALL WITH GUARDRAIL AND FENCING, BY STRUCTURAL ENGINEER
27. PROPOSED GRADING EASEMENT
28. CONCRETE DRIVE WITH MEDIUM BROOM FINISH PERPENDICULAR TO SLOPE IN AREAS OVER 15% SLOPE
29. DETECTABLE WARNING STRIP, SEE 9/C5.10
30. PERPENDICULAR CURB RAMP SEE 1/C5.11
31. INSTALL MAILBOXES WITH CONCRETE PAD FOOTING, SEE ARCHITECTURAL PLANS
32. ADA PARKING SIGN, SEE 5/C5.10
33. CONCRETE STAIR, SEE 2/C5.11
34. TAPER ASPHALT TO CONNECT TO EXISTING EDGE OF PAVEMENT
35. PROPOSED ACCESS EASEMENT
36. PROPOSED WALKWAY, SEE LANDSCAPE PLANS
37. PROPOSED 15' PUBLIC SANITARY SEWER EASEMENT
38. 3' MAX. HEIGHT LANDSCAPE WALL
39. EXISTING BICYCLE LANE
40. EXISTING SIDEWALK

RESUBMITTED FOR PERMIT: AUGUST 25, 2020

Architecture ▪ Interiors
Planning ▪ Engineering

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Client
MAJ DEVELOPEMENT

Project
LEILANI RIDGE APARTMENTS

ROBERT L. FRENTRESS III
STATE OF WASHINGTON
45069
REGISTERED PROFESSIONAL ENGINEER
DATE: 8/25/20

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REVISION SCHEDULE

Delta	Issued As	Issue Date

SHEET TITLE:
SITE PLAN

DRAWN BY:

CHECKED BY:

SHEET:
C1.10

JOB NO. 2180271.00