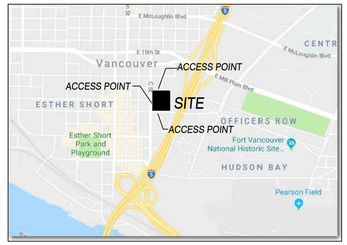


VICINITY MAP SEC. 27 T2N R1E W.M.

NTS

SIDEWALKS EXIST ALONG E. 12TH STREET, C STREET AND E. EVERGREEN BLVD.
THERE ARE NO EXISTING BICYCLE LANES OR PATHWAYS ALONG E. 12TH STREET OR E. EVERGREEN BLVD. THERE ARE BICYCLE LANES ALONG C STREET.
REFER TO ENGINEERING PLANS FOR UTILITY LOCATIONS.
THE NEAREST TRANSIT STOP IS ALONG THE SITE'S FRONTAGE WITH E. EVERGREEN BLVD., C-TRAN ROUTES #25 AND 32.

EXISTING CONDITIONS NOTES

EXISTING SITE DATA:

PRESENT USE:	PARKING LOT, PROVIDENCE ACADEMY AND DAYCARE
EXISTING ZONING:	CX
GROSS SITE AREA:	PARCEL 39220-000 IS 3.14 ACRES (136,664 SF) ACCORDING TO BOUNDARY LINE ADJUSTMENT BY MACKAY SPOSITO. PARCEL 39220-001 IS 1.63 ACRES (70,914 SF) ACCORDING TO BOUNDARY LINE ADJUSTMENT BY MACKAY SPOSITO. PARCEL 986035-621 IS 0.89 ACRES (38,743 SF) ACCORDING TO BOUNDARY LINE ADJUSTMENT BY MACKAY SPOSITO. TOTAL AREA OF THE SUBJECT PARCELS IS 5.66 ACRES (246,321 SF) ACCORDING TO BOUNDARY LINE ADJUSTMENT BY MACKAY SPOSITO. AREA WITHIN THE PROJECT BOUNDARY IS 2.81 ACRES.
TRANSIT ROUTES & STOPS:	ALONG THE SITE'S FRONTAGE WITH E. EVERGREEN BLVD., C-TRAN ROUTES #25 & 32.

EXISTING IMPROVEMENTS NOTES:

EXISTING STRUCTURES:	AS SHOWN
EXISTING DRIVEWAYS:	AS SHOWN
EXISTING PARKING:	AS SHOWN IN GRAVEL PARKING AREA AND ALONG THE INTERNAL VEHICULAR CIRCULATION DRIVE OF E. 12TH STREET
EXISTING LOADING:	NONE
EXISTING PEDESTRIAN AND BICYCLE PATHS:	AS SHOWN
EXISTING PASSIVE OR ACTIVE RECREATIONAL FACILITIES OR OPEN SPACE:	NONE
EXISTING UTILITIES:	AS SHOWN
EXISTING EASEMENTS:	AS SHOWN
EXISTING WELLS:	NONE KNOWN
EXISTING SEPTIC SYSTEMS:	NONE KNOWN

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:

TOPOGRAPHY:	AS SHOWN
WATERCOURSES AND DRAINAGE PATTERNS:	NO MAPPING INDICATORS
100 YEAR FLOODPLAIN:	NO MAPPING INDICATORS
DESIGNATED SHORELINES AREAS:	NO MAPPING INDICATORS
HIGH SEASONABLE WATER TABLE OR IMPERMEABLE SOILS:	NO MAPPING INDICATORS
WATER BODIES AND KNOWN WETLANDS:	NO MAPPING INDICATORS
WETLAND DELINEATION:	NO MAPPING INDICATORS
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL:	NO MAPPING INDICATORS
AREAS HAVING WEAK FOUNDATIONAL SOILS:	NO MAPPING INDICATORS
SLOPES EXCEEDING 15%:	NONE
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT:	NO MAPPING INDICATORS
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES:	SEE NOTE #1 BELOW
ROCK OUTCROPPINGS:	NONE KNOWN

1. THE SITE IS PART OF THE FORMER GROUNDS OF THE PROVIDENCE ACADEMY, WITH THE PROVIDENCE ACADEMY BUILDING BEING LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES AND THE WASHINGTON HERITAGE REGISTER. PLEASE REFER TO THE ARCHAEOLOGICAL SURVEY FOR THE ACADEMY MIXED-USE DEVELOPMENT, AS PREPARED BY ARCHAEOLOGICAL INVESTIGATIONS NORTHWEST, INC., DATED FEBRUARY 28, 2018, FOR MORE INFORMATION.

NOTES:

THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TIES TO UTILITY PAINT MARKS MADE IN RESPONSE TO "ONE-CALL CONCEPTS" UTILITY NOTIFICATION TICKET NO. 18059866 & 18064206. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

FIELD WORK FOR THIS SURVEY WAS PERFORMED FEBRUARY & MARCH, 2018.

THE EXTERIOR BOUNDARY AND EASEMENTS SHOWN HEREON ARE FROM AN ALTA SURVEY DATED AUGUST 21, 2012 BY MACKAY SPOSITO AND PROVIDED BY THE CLIENT. NO INDEPENDENT BOUNDARY SURVEY HAS BEEN PERFORMED BY OLSON ENGINEERING. BOUNDARY INFORMATION PROVIDED BY MACKAY SPOSITO HAS BEEN USED PER THE CLIENT'S INSTRUCTIONS.

INFORMATION PROVIDED IN THE SOUTHWEST CORNER OF THE SITE ON PARCEL 39220-000 PROVIDED BY STUDIO 3 ARCHITECTURE, INC.

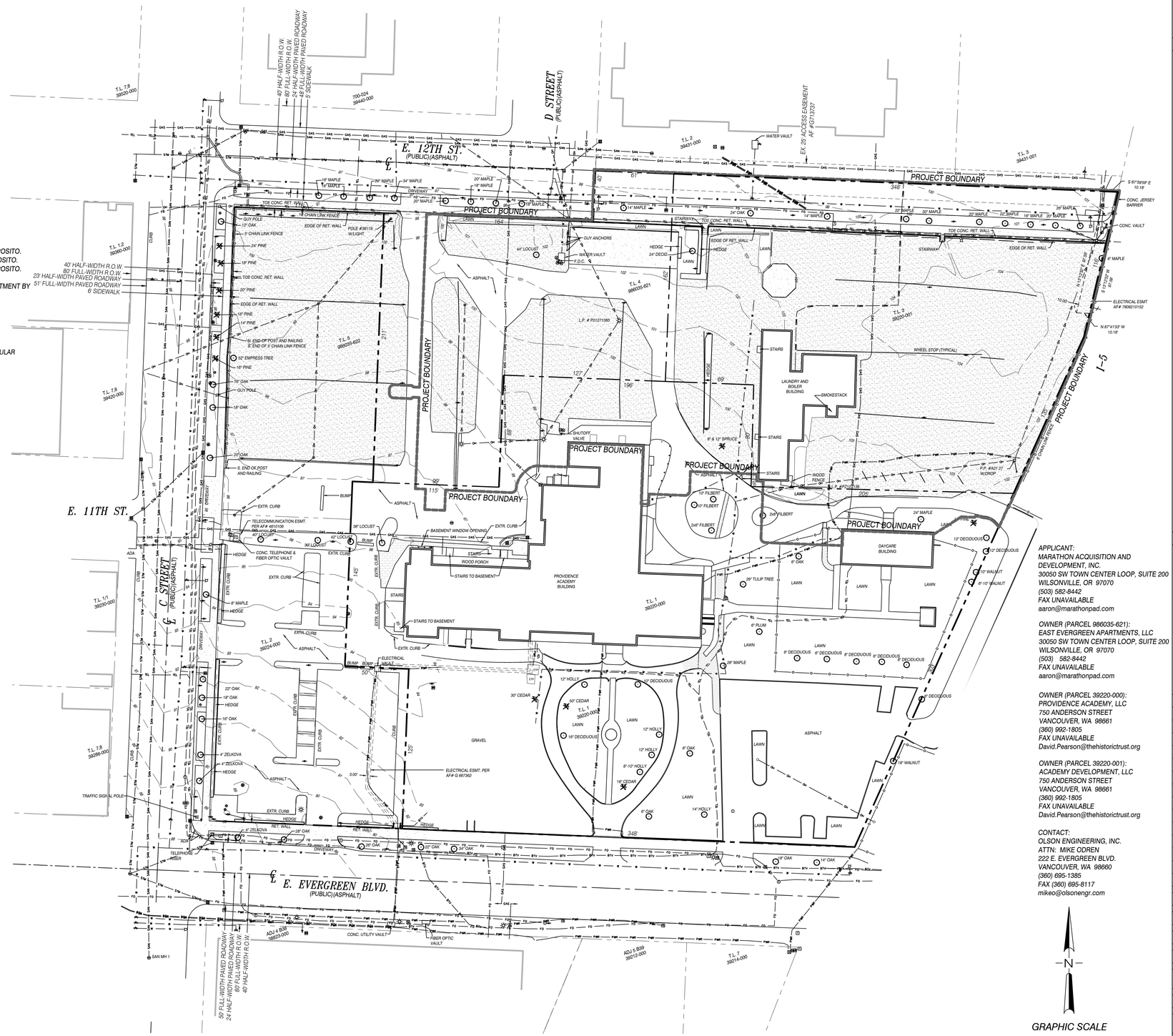
INTERIOR PARCEL BOUNDARIES SHOWN PER BLA RECORDED UNDER AF# 5141996.

LEGEND

- GUY ANCHOR POLE
- TRANSFORMER
- POWER POLE UNLESS OTHERWISE NOTED
- POWER JUNCTION BOX
- ELECTRICAL METER
- (L.P.) LIGHT POLE
- GUY ANCHOR
- GAS VALVE
- CABLE/TV RISER
- TELEPHONE MANHOLE
- TELEPHONE RISER
- STORM MANHOLE
- (CB) STORM CATCH BASIN
- STORM CATCH BASIN (ROUND)
- (CO) CLEANOUT
- SANITARY MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WATER STANDPIPE AS NOTED
- TRAFFIC SIGNAL BOX
- GUARD POST
- PARKING METER
- PEDESTRIAN SIGNAL POLE
- SIGN POST
- CONDUIT PIPE
- CONIFEROUS TREE AS NOTED
- DECIDUOUS TREE AS NOTED

RET.	RETAINING
P.P.	POWER POLE
EXTR.	EXTRUDED
DECID.	DECIDUOUS
CONC.	CONCRETE
F.D.C.	FIRE DEPARTMENT CONNECTION

- CONTOUR
- PROJECT BOUNDARY
- PROPERTY LINE
- ON-SITE PROPERTY LINES
- CENTERLINE
- EXISTING BUILDING
- OFF-SITE BUILDING
- UNDERGROUND STORM LINE
- ADJACENT TAX LOTS
- UNDERGROUND WATER LINE
- PARKING WHEEL STOP
- EASEMENT
- UNDERGROUND TRAFFIC SIGNAL LINE
- UNDERGROUND GAS LINE
- UNDERGROUND POWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE/TV LINE
- OVERHEAD POWER LINE
- UNDERGROUND SANITARY SEWER LINE
- FENCE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND COMMUNICATION LINE
- CONCRETE PAVING
- BRICK PAVER SURFACE
- GRAVEL SURFACE



APPLICANT:
MARATHON ACQUISITION AND DEVELOPMENT, INC.
30050 SW TOWN CENTER LOOP, SUITE 200
WILSONVILLE, OR 97070
(503) 582-8442
FAX UNAVAILABLE
aaron@marathonpad.com

OWNER (PARCEL 986035-621):
EAST EVERGREEN APARTMENTS, LLC
30050 SW TOWN CENTER LOOP, SUITE 200
WILSONVILLE, OR 97070
(503) 582-8442
FAX UNAVAILABLE
aaron@marathonpad.com

OWNER (PARCEL 39220-000):
PROVIDENCE ACADEMY, LLC
750 ANDERSON STREET
VANCOUVER, WA 98661
(360) 992-1805
FAX UNAVAILABLE
David.Pearson@thehistorictrust.org

OWNER (PARCEL 39220-001):
ACADEMY DEVELOPMENT, LLC
750 ANDERSON STREET
VANCOUVER, WA 98661
(360) 992-1805
FAX UNAVAILABLE
David.Pearson@thehistorictrust.org

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mikeo@olsonengr.com

N

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

PLOT: consultant3.ctb
FILE: J:\data\9000\9700\9700\9708\Planning\Phase 2\9708.p.extg.cond.Phase 2.dwg

EXISTING CONDITIONS PLAN FOR:

AEGIS MIXED-USE DEVELOPMENT PHASE 2

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-8808

KURT F. STONEX
STATE OF WASHINGTON
26352
REGISTERED PROFESSIONAL LAND SURVEYOR
04/15/2020

CHANGES / REVISIONS

DESCRIPTION:	DATE:

DESIGNED:
DRAWN: JKT/MRO
CHECKED: KFS
DATE: APRIL 2020
SCALE: H: 1" = 40' V:

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AEGIS MIXED-USE DEVELOPMENT PHASE 2

JOB NO. 9708.01.03

SHEET

EX1