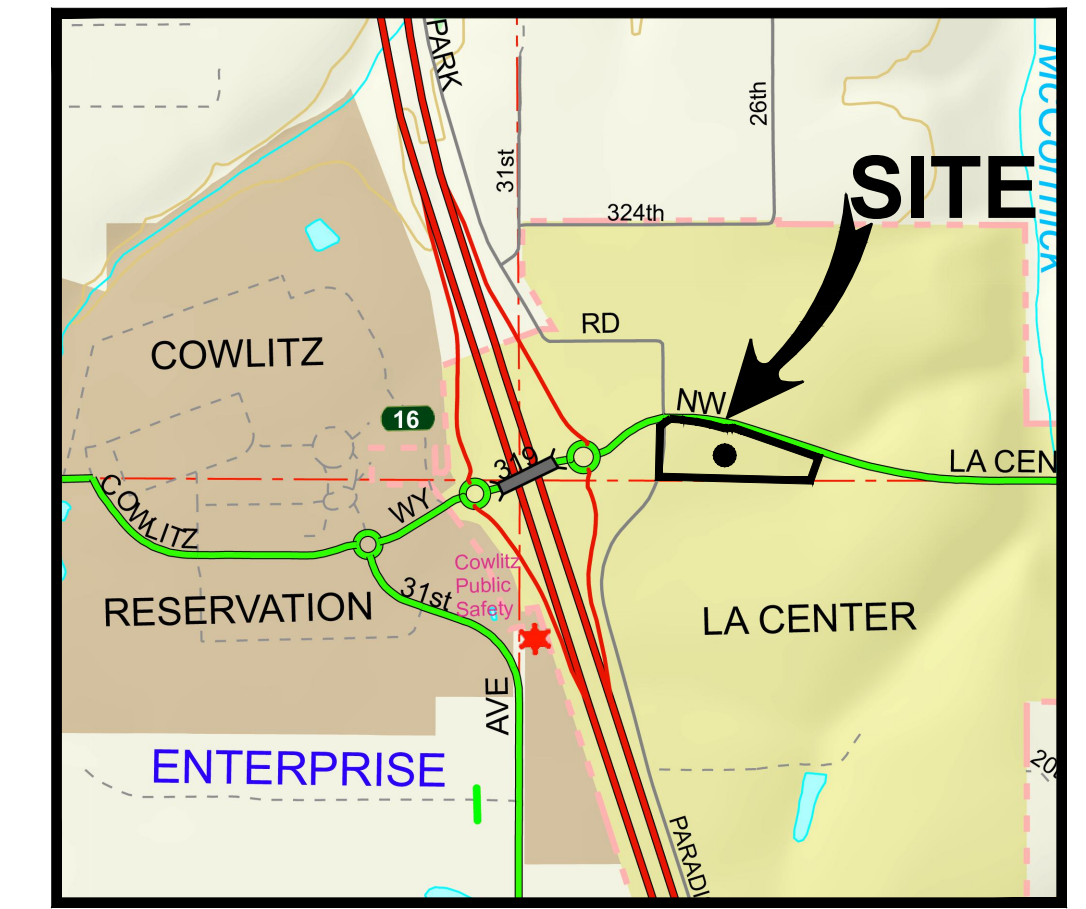


Paradise Park Site Plan

Located in the SW 1/4 of Section 4, T4N, R1E W.M.
La Center, Washington

SITE STATISTICS		
ZONE: JUNCTION PLAN (JP)		
Existing Site Area	146,501 SQ FT	3.36 AC
Right of Way Dedication	1,293 SQ FT	0.03 AC
Right of Way Vacation	4,269 SQ FT	0.10 AC
Critical Areas	12,603 SQ FT	0.29 AC
Developed Site Area	137,056 SQ FT	3.15 AC
Total Building Footprint SF	17,973 SQ FT	
Hotel	11,873 SQ FT	
QSR / Commercial	6,100 SQ FT	
Impervious Area	109,498 SQ FT	73%
Landscape Area	39,979 SQ FT	27%
Parking Area	82,432 SQ FT	55%
	REQUIRED	PROPOSED
Total Parking Spaces	129 (1.18/room) 61 (9.19/1k sq ft)	182
Standard Parking Spaces	-	174
Compact Parking Spaces	-	2
Handicap Parking Spaces	6	6
Hotel Building Height	60'	65'
QSR / Commercial Building Height	60'	18'



VICINITY MAP
NOT TO SCALE

APPLICANT:

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CIVIL ENGINEER:

PLS Engineering
Contact: Travis Johnson, PE
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Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

OWNER:

John & Shanna Vanvessem
14900 NW 15th Avenue
Vancouver, WA 98685

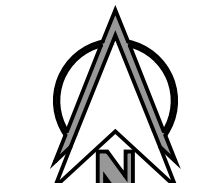
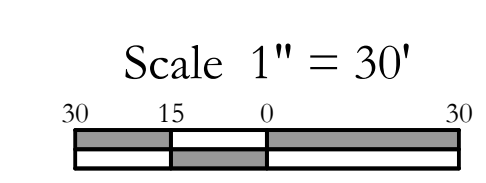
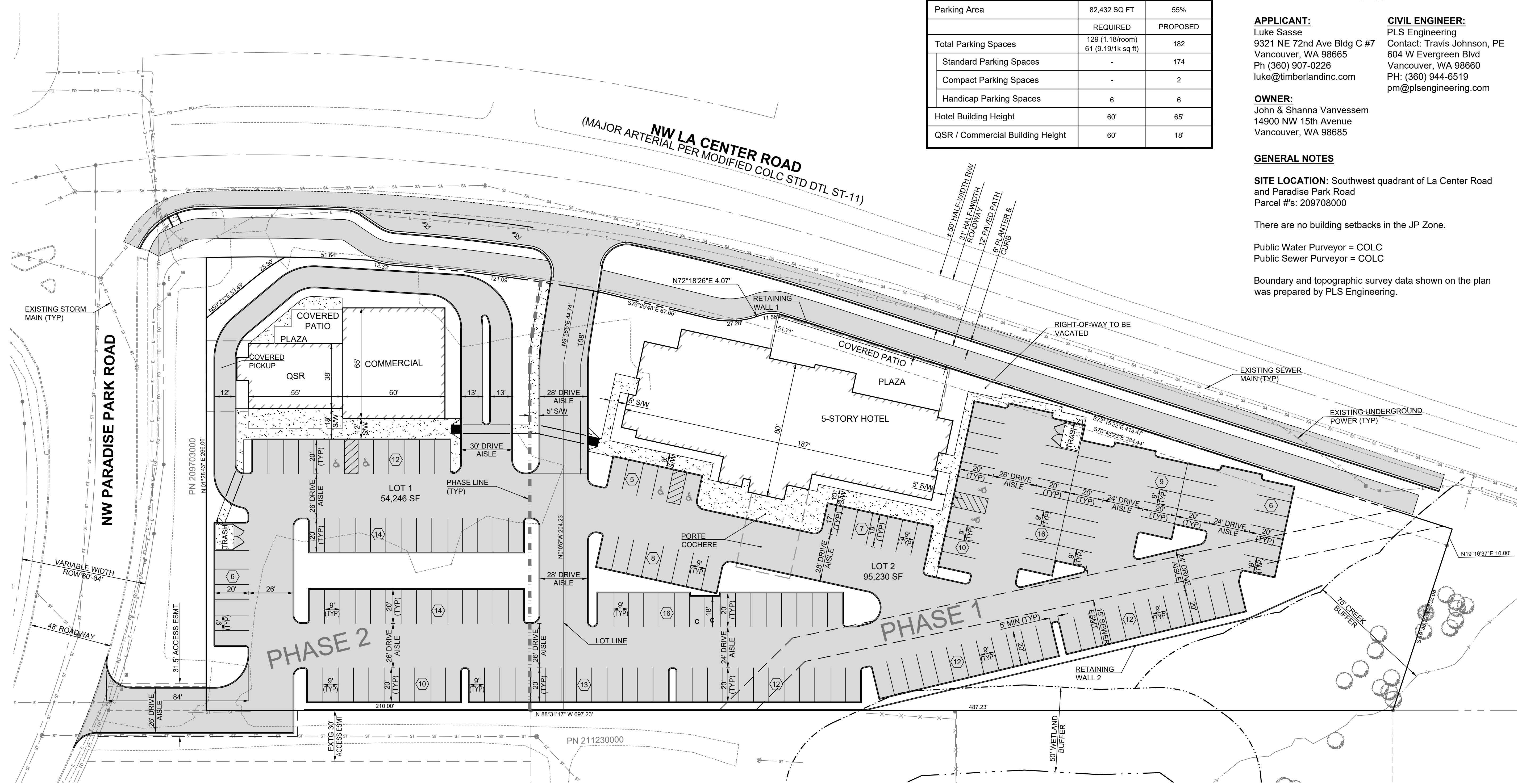
GENERAL NOTES

SITE LOCATION: Southwest quadrant of La Center Road and Paradise Park Road
Parcel #: 209708000

There are no building setbacks in the JP Zone.

Public Water Purveyor = COLC
Public Sewer Purveyor = COLC

Boundary and topographic survey data shown on the plan was prepared by PLS Engineering.



Legend	
Proposed Asphalt	[Symbol]
Proposed Concrete	[Symbol]
Proposed Retaining Wall	[Symbol]
Proposed Parking Count	[Symbol]

Preliminary Site Plan & Short Plat For:

Paradise Park Site Plan

A Site Located In The City Of La Center, Washington

Revisions

Rev	Description
1	
2	
3	
4	
5	
6	

Project No. 3564
SCALE: H: 1" = 30' V: N/A
DESIGNED BY: TGJ
DRAFTED BY: MM
REVIEWED BY: TGJ

03

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