

Sep. 15, 2021 1:01 pm
L:\Project\19809\CAD\ACAD\Draw\19809_Z-01 Land Use.dwg



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PRELIMINARY

HURLEY DEVELOPMENT
275 W 3RD ST, STE 300
VANCOUVER, WA 98660

HQ
MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON
LAND USE ALLOCATION PLAN
MASTER PLAN AND SUBDIVISION APPLICATION

TITLE		
#	DATE	DESCRIPTION
REVISIONS		
TJP		TDL
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STATUS		
SEPTEMBER 2021		
DATE		
19809.100		
PROJECT NUMBER		
MP-01		
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Sep 15, 2021 2:06pm
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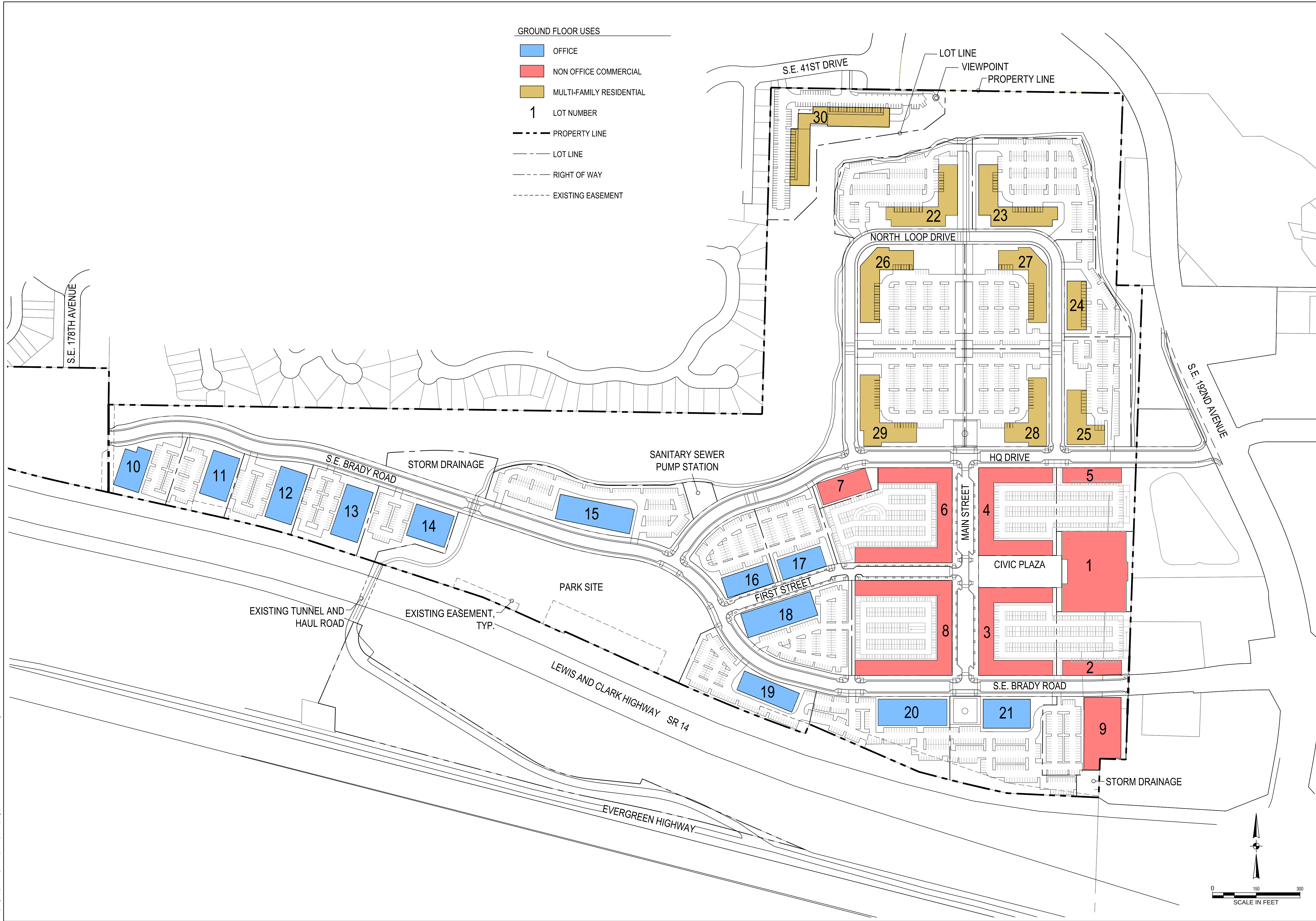
PRELIMINARY

HURLEY DEVELOPMENT
275 W 3RD ST, STE 300
VANCOUVER, WA 98660

HQ
MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON
MASTER PLAN
MASTER PLAN AND SUBDIVISION APPLICATION

TITLE		
#	DATE	DESCRIPTION
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STATUS		
SEPTEMBER 2021		
DATE		
19809.100		
PROJECT NUMBER		
MP-02		
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CITY OF VANCOUVER, WASHINGTON
GROUND FLOOR USES
MASTER PLAN AND SUBDIVISION APPLICATION

#	DATE	DESCRIPTION

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	DRAWN BY	CHECKED BY

STATUS
SEPTEMBER 2021
DATE
19809.100
PROJECT NUMBER

MP-03
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HURLEY DEVELOPMENT
275 W 3RD ST, STE 300
VANCOUVER, WA 98660

HQ
MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON
OFFICE - LIGHT INDUSTRIAL U9
MASTER PLAN AND SUBDIVISION

TITLE		
#	DATE	DESCRIPTION

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REVISIONS	
TJP	TDL
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STATUS
SEPTEMBER 2021
DATE
19809.100
PROJECT NUMBER

MP-04

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OFFICE - LIGHT INDUSTRIAL USES

1 LOT NUMBER

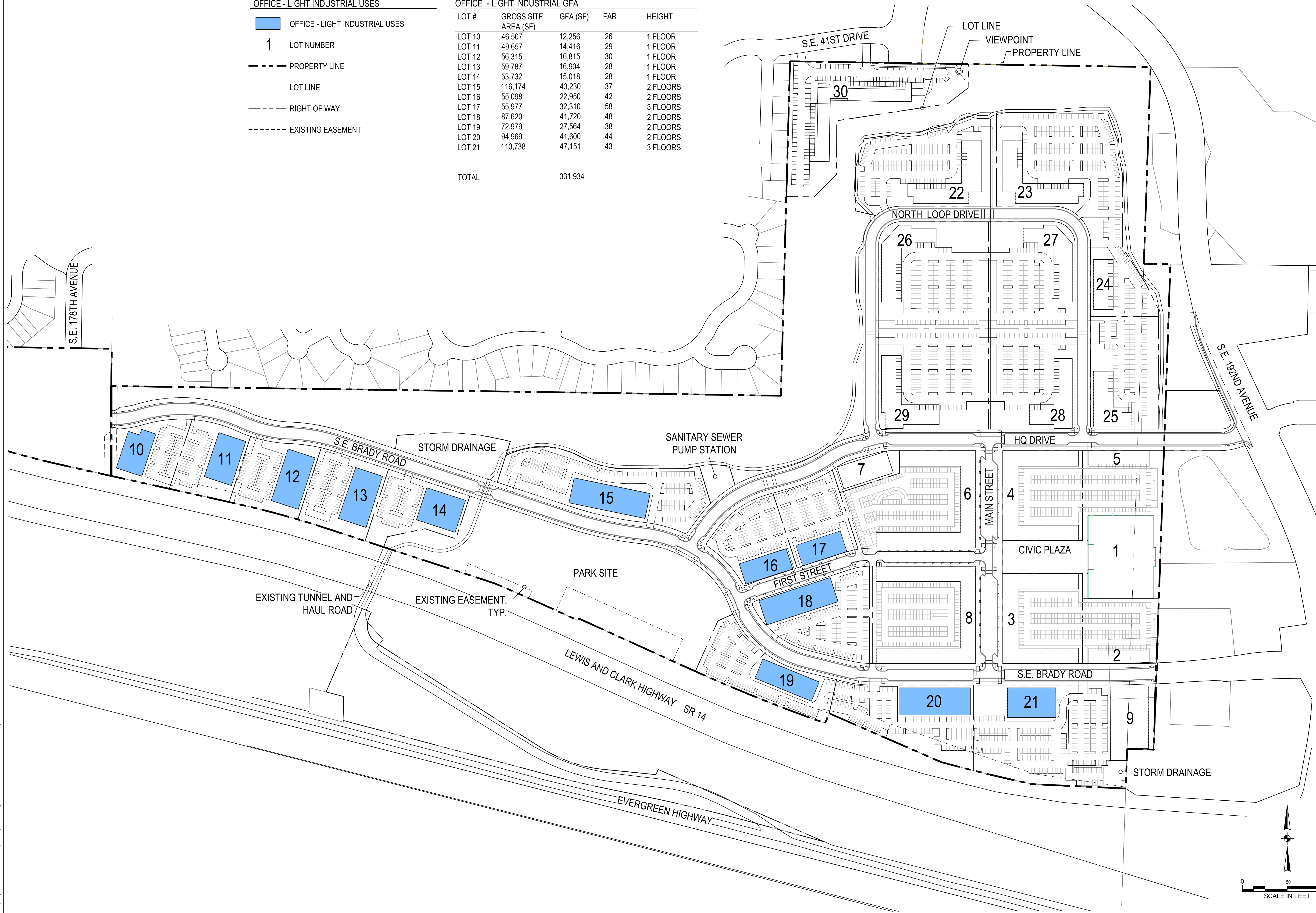
--- PROPERTY LINE

--- LOT LINE

--- RIGHT OF WAY

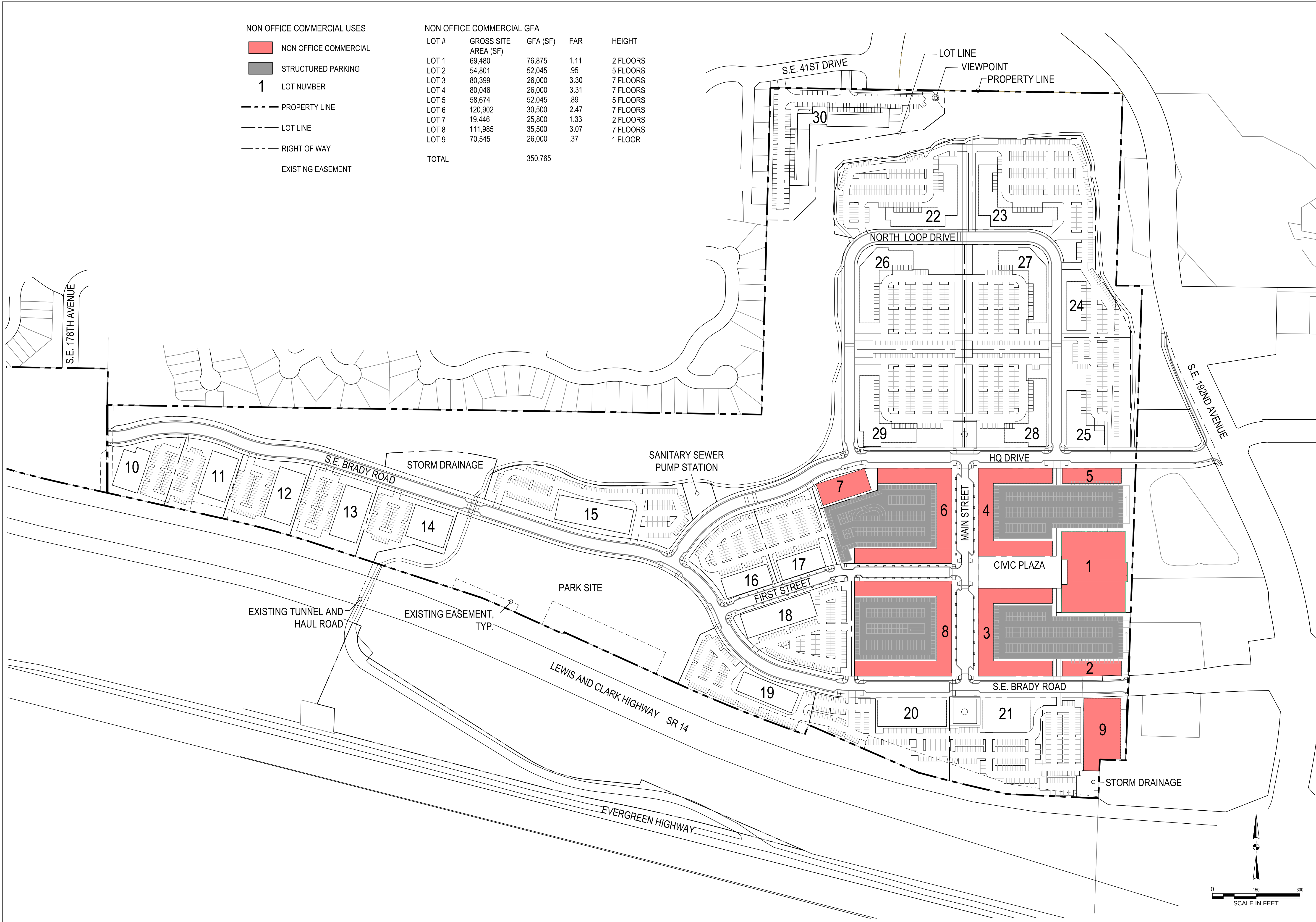
----- EXISTING EASEMENT

OFFICE - LIGHT INDUSTRIAL GFA				
LOT #	GROSS SITE AREA (SF)	GFA (SF)	FAR	HEIGHT
LOT 10	46,507	12,256	.26	1 FLOOR
LOT 11	49,657	14,416	.29	1 FLOOR
LOT 12	56,315	16,815	.30	1 FLOOR
LOT 13	59,787	16,904	.28	1 FLOOR
LOT 14	53,732	15,018	.28	1 FLOOR
LOT 15	116,174	43,230	.37	2 FLOORS
LOT 16	55,098	22,950	.42	2 FLOORS
LOT 17	55,977	32,310	.58	3 FLOORS
LOT 18	87,620	41,720	.48	2 FLOORS
LOT 19	72,979	27,564	.38	2 FLOORS
LOT 20	94,969	41,600	.44	2 FLOORS
LOT 21	110,738	47,151	.43	3 FLOORS
TOTAL		331,934		



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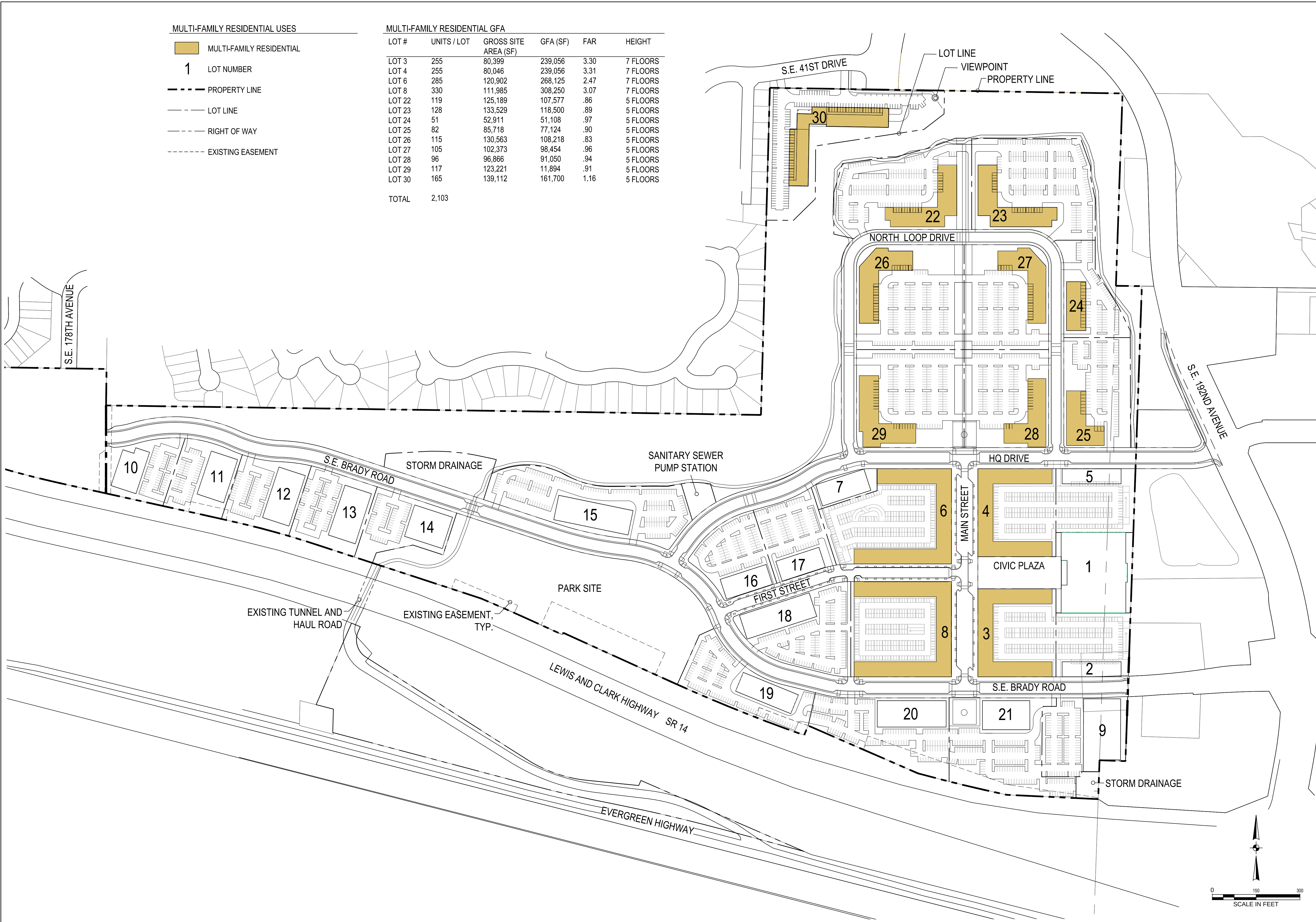
PRELIMINARY

HURLEY DEVELOPMENT
275 W 3RD ST, STE 300
VANCOUVER, WA 98660

HQ
MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON
NON OFFICE COMMERCIAL USES
MASTER PLAN AND SUBDIVISION APPLICATION

TITLE		
#	DATE	DESCRIPTION
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STATUS		
SEPTEMBER 2021		
DATE		
19809.100		
PROJECT NUMBER		
MP-05		
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HURLEY DEVELOPMENT
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VANCOUVER, WA 98660

HQ
MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON
MULTI-FAMILY RESIDENTIAL USES
MASTER PLAN AND SUBDIVISION APPLICATION

#	DATE	DESCRIPTION

REVISIONS

TJP	TDL
DRAWN BY	CHECKED BY

STATUS

SEPTEMBER 2021

DATE

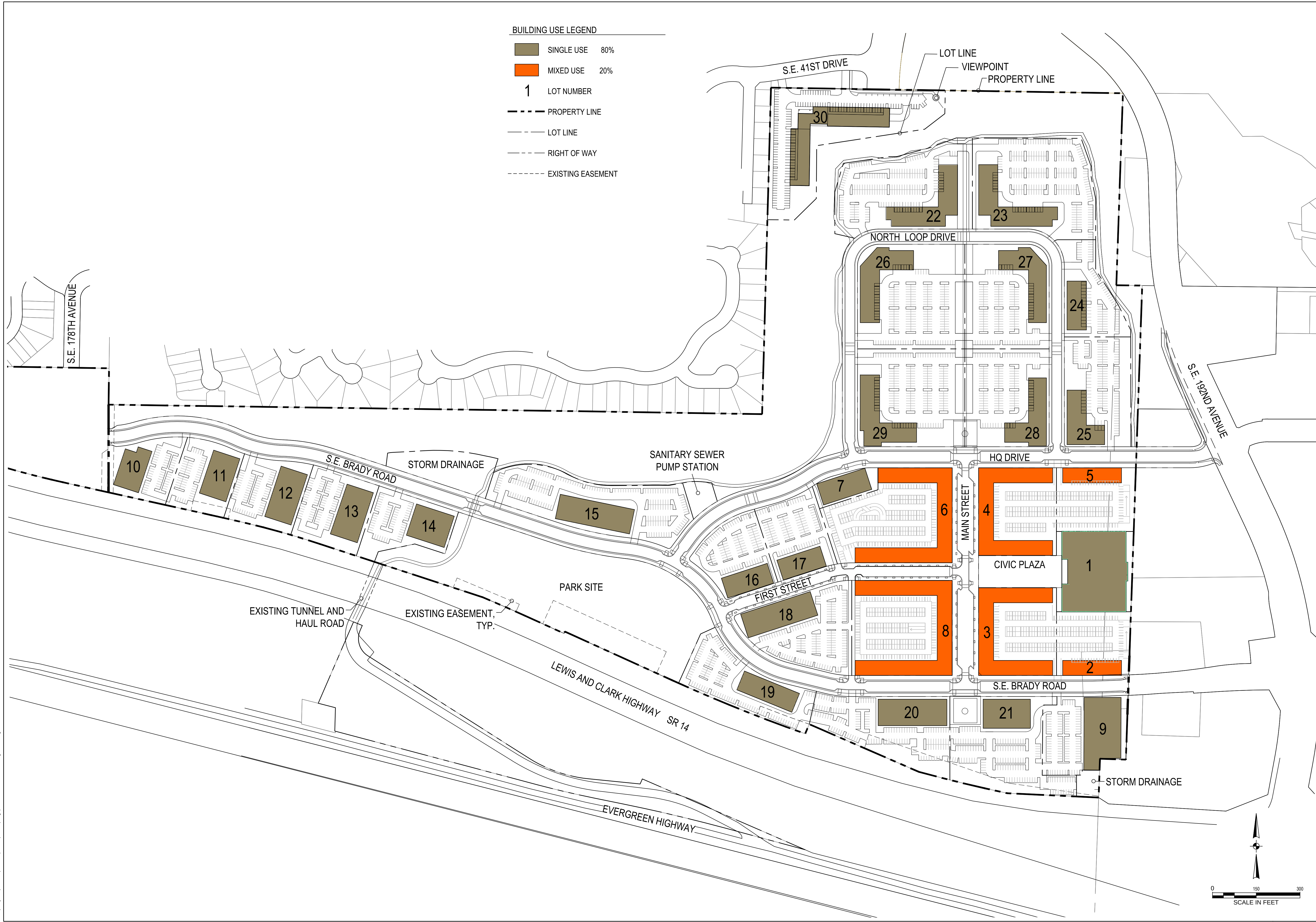
19809.100

PROJECT NUMBER

MP-06

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HURLEY DEVELOPMENT
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HQ

MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON

BUILDING USE (SINGLE OR MIXED)

MASTER PLAN AND SUBDIVISION APPLICATION

#	DATE	DESCRIPTION

REVISIONS

TJP	TDL
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STATUS

SEPTEMBER 2021

DATE

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PROJECT NUMBER

MP-07

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PRELIMINARY

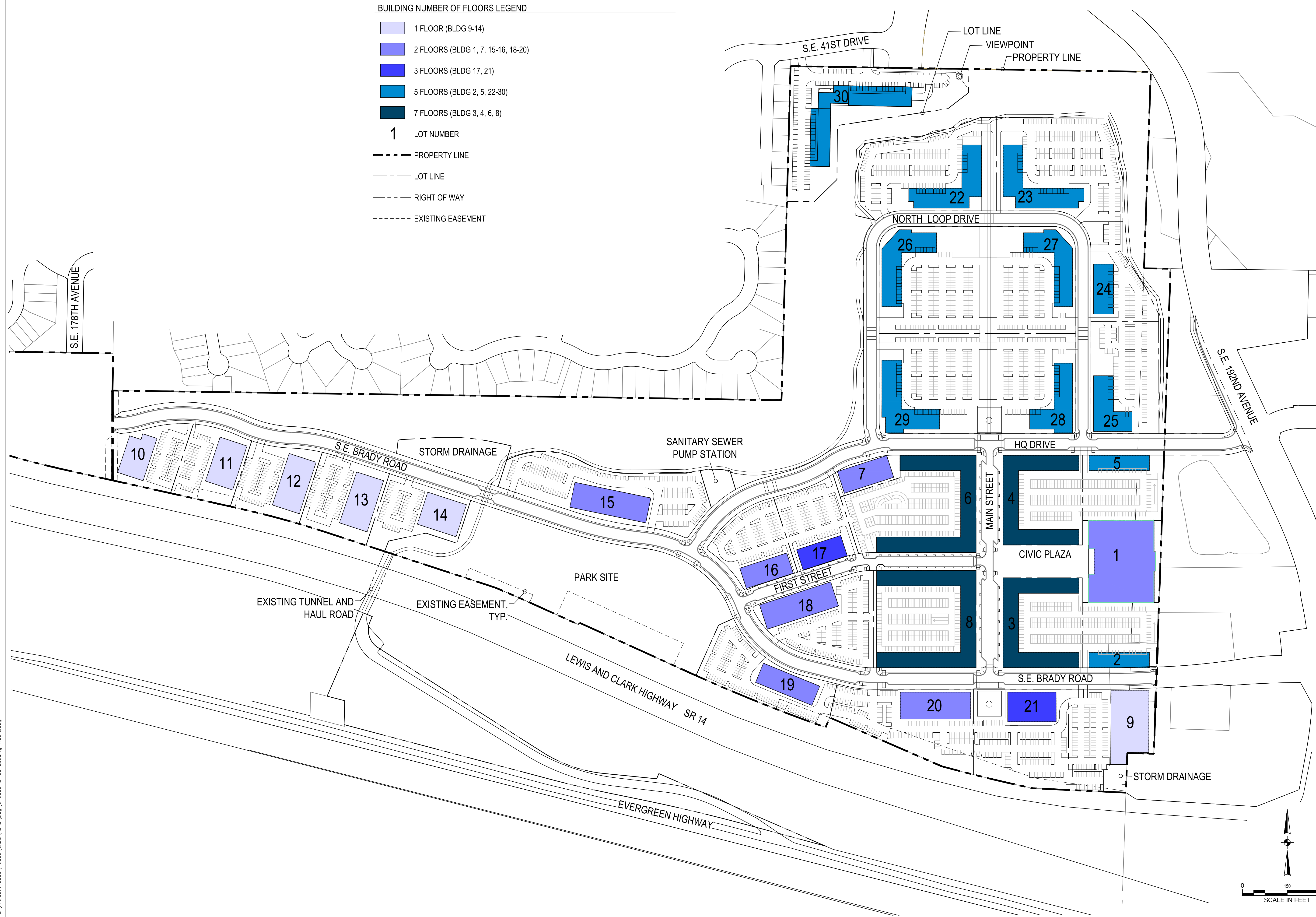
HURLEY DEVELOPMENT
275 W 3RD ST, STE 300
VANCOUVER, WA 98660

HQ
MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON
BUILDING NUMBER OF FLOORS
MASTER PLAN AND SUBDIVISION

TITLE		
#	DATE	DESCRIPTION
REVISIONS		
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19809.201		
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19809.100		
PROJECT NUMBER		

MP-08

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VEHICLE CIRCULATION PLAN



STRUCTURED PARKING



SURFACE PARKING



PUBLIC CIRCULATION



ALLEY / DRIVEWAY ACCESS



RAISED PEDESTRIAN CROSSING



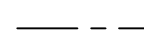
SPEED TABLE



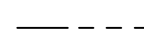
LOT NUMBER



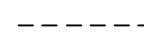
PROPERTY LINE



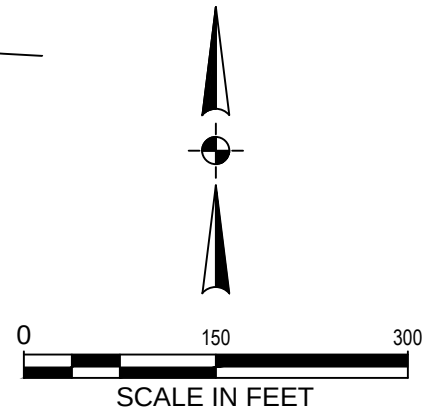
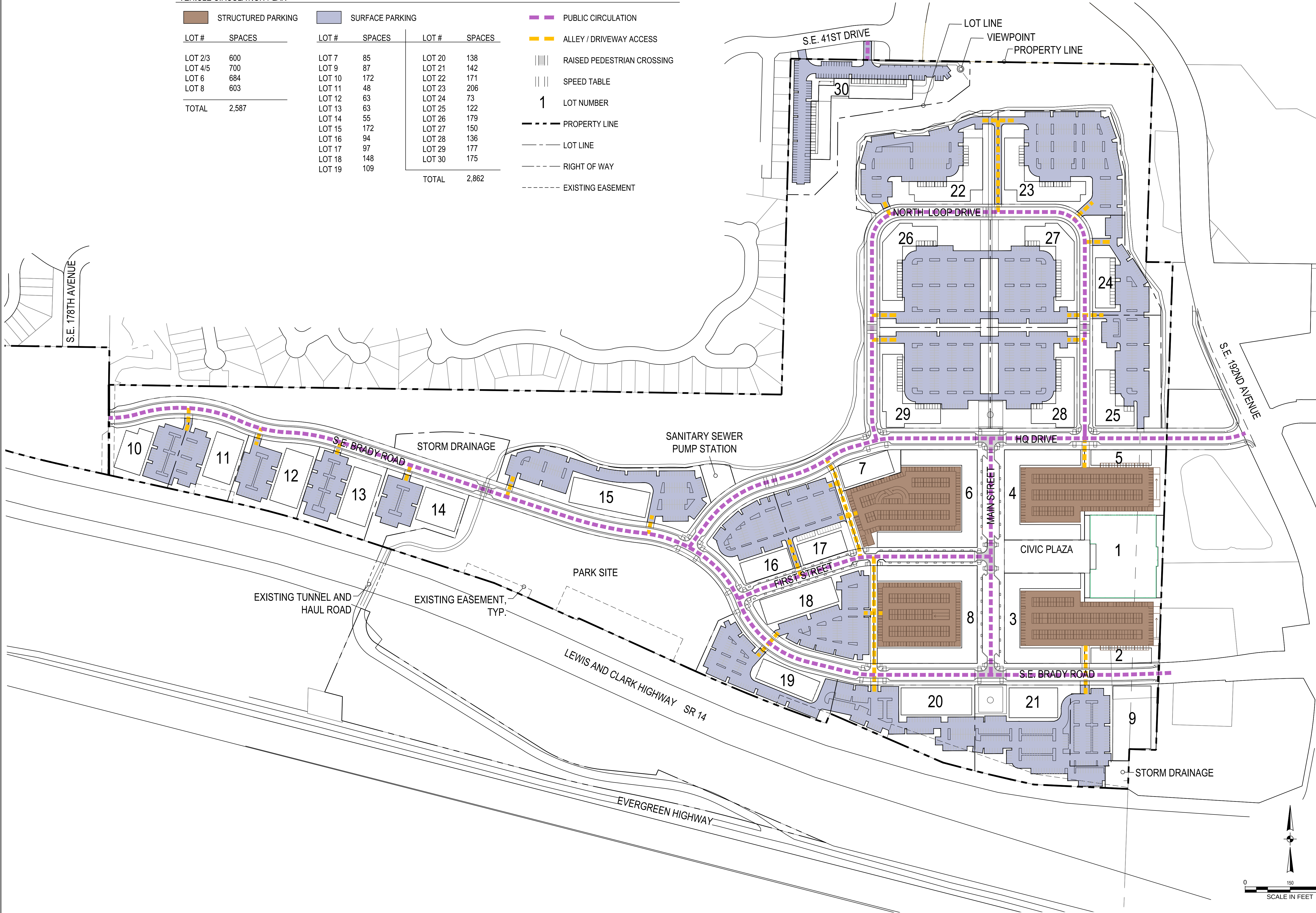
LOT LINE



RIGHT OF WAY



EXISTING EASEMENT



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CITY OF VANCOUVER, WASHINGTON
VEHICLE CIRCULATION PLAN
MASTER PLAN AND SUBDIVISION APPLICATION

#	DATE	DESCRIPTION

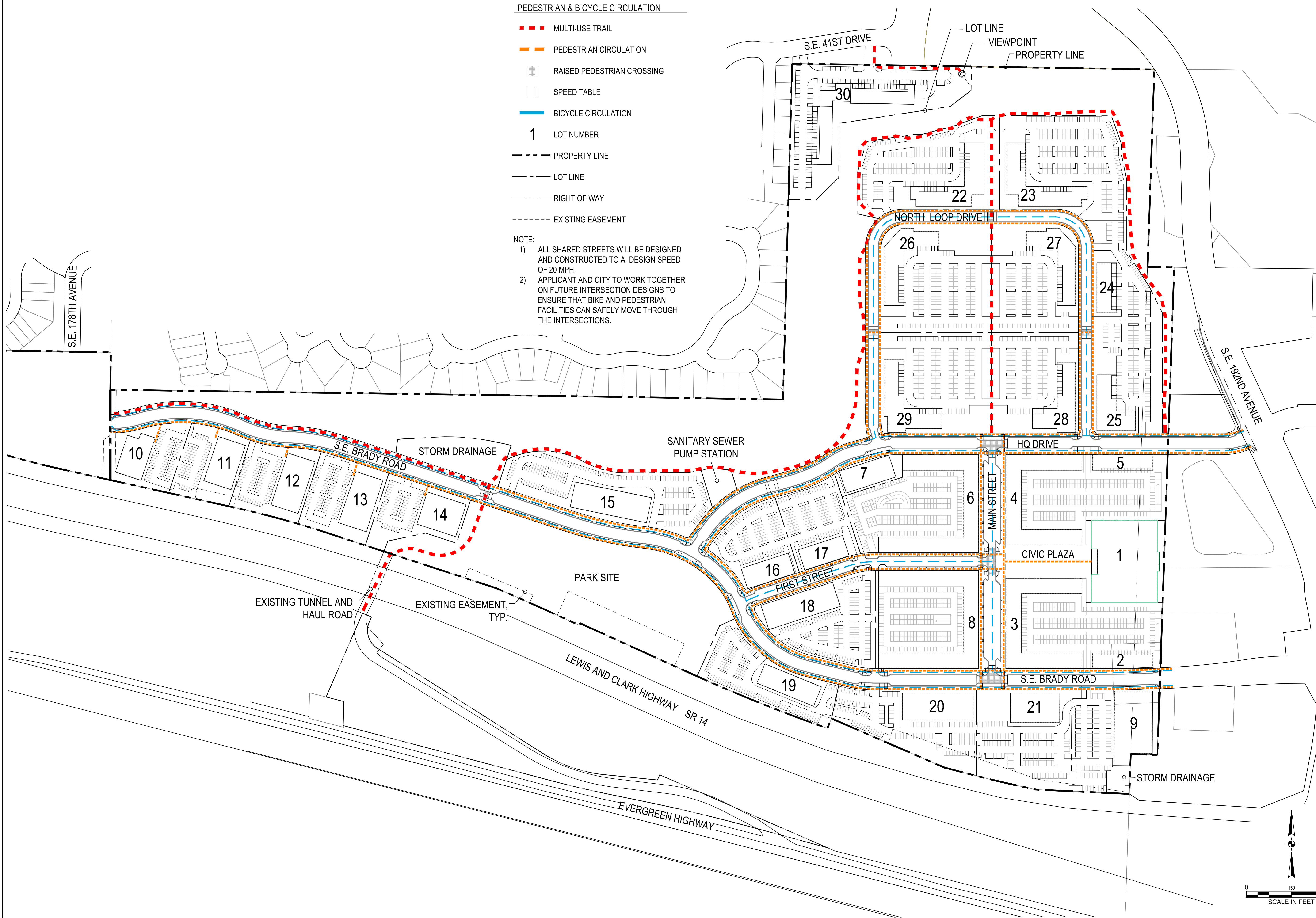
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SEPTEMBER 2021	DATE
19809.100	PROJECT NUMBER

MP-09

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Sep. 21, 2021 9:39am
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CITY OF VANCOUVER, WASHINGTON
PEDESTRIAN & BICYCLE CIRCULATION PLAN
MASTER PLAN AND SUBDIVISION APPLICATION

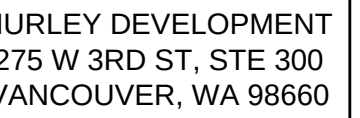
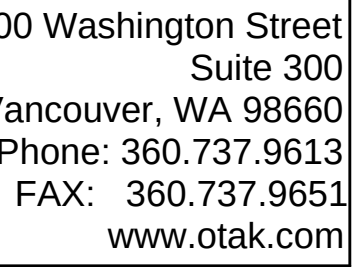
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MP-10

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MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON

MASTER LANDSCAPE PLAN

MASTER PLAN AND SUBDIVISION

TITLE	
DATE	DESCRIPTION

REVISIONS

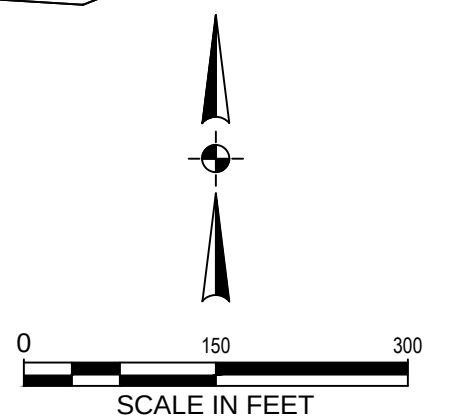
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STATUS
SEPTEMBER 2021
DATE

9809.100
PROJECT NUMBER

MP-11

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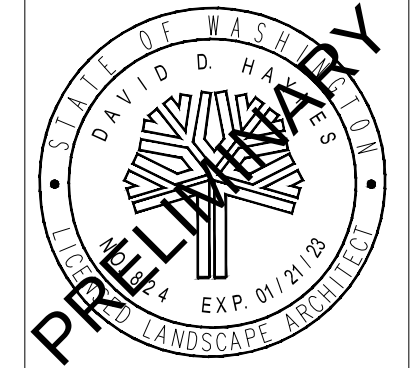


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CITY OF VANCOUVER, WASHINGTON
COMMUNITY PARK MASTER PLAN
MASTER PLAN AND SUBDIVISION APPLICATION

TITLE		
#	DATE	DESCRIPTION

REVISIONS

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STATUS
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DATE
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PROJECT NUMBER

MP-12

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PRELIMINARY

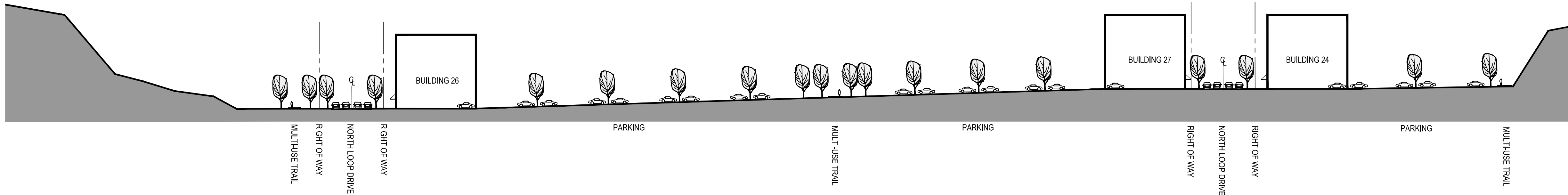
HQ
MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON

PARKS, OPEN SPACES & TRAILS

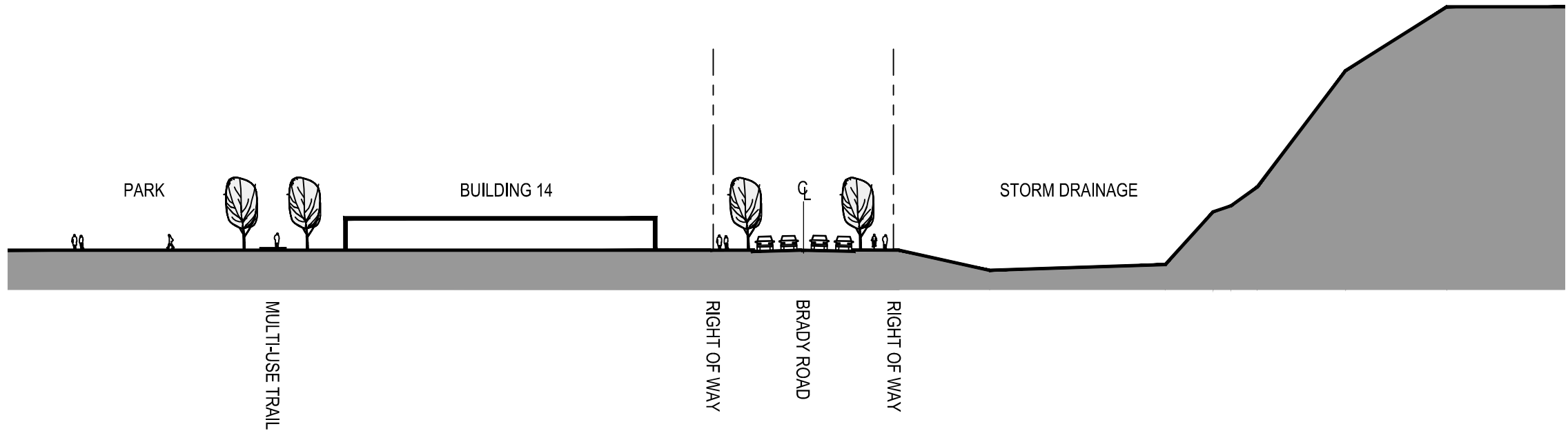
MASTER PLAN AND SUBDIVISION APPLICATION

#	DATE	DESCRIPTION
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SEPTEMBER 2021		
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MP-13		
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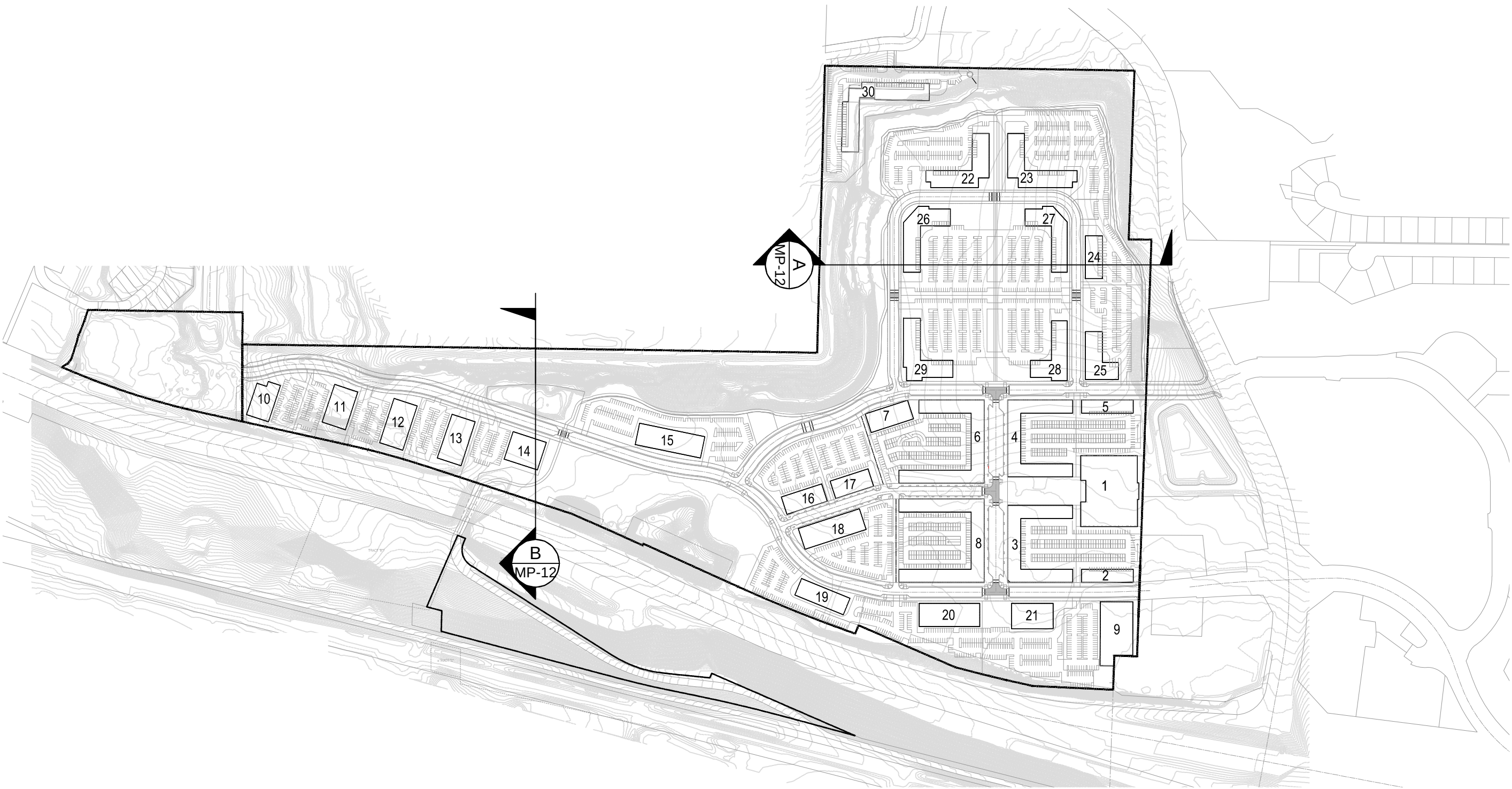
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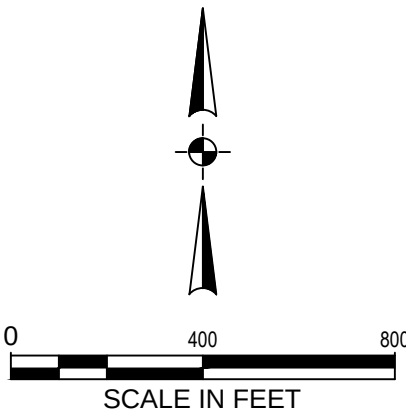
SITE SECTION A



SITE SECTION B



SITE SECTION PLAN



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PRELIMINARY

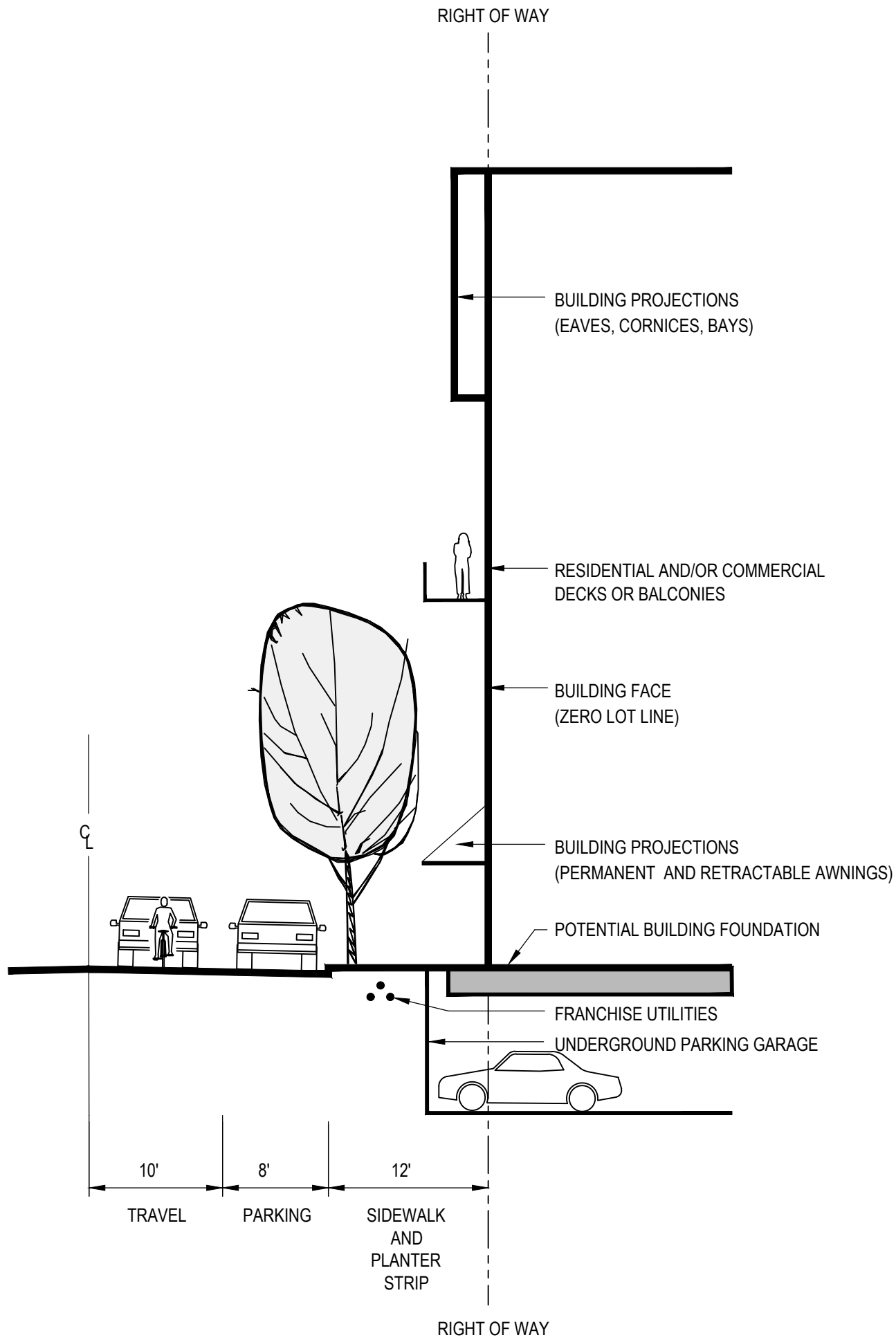
HURLEY DEVELOPMENT
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HQ
MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON
SITE SECTION
MASTER PLAN AND SUBDIVISION APPLICATION

TITLE		
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1
MP-15

RIGHT OF WAY ENCROACHMENTS
PROPOSED FIRST STREET CROSS-SECTION



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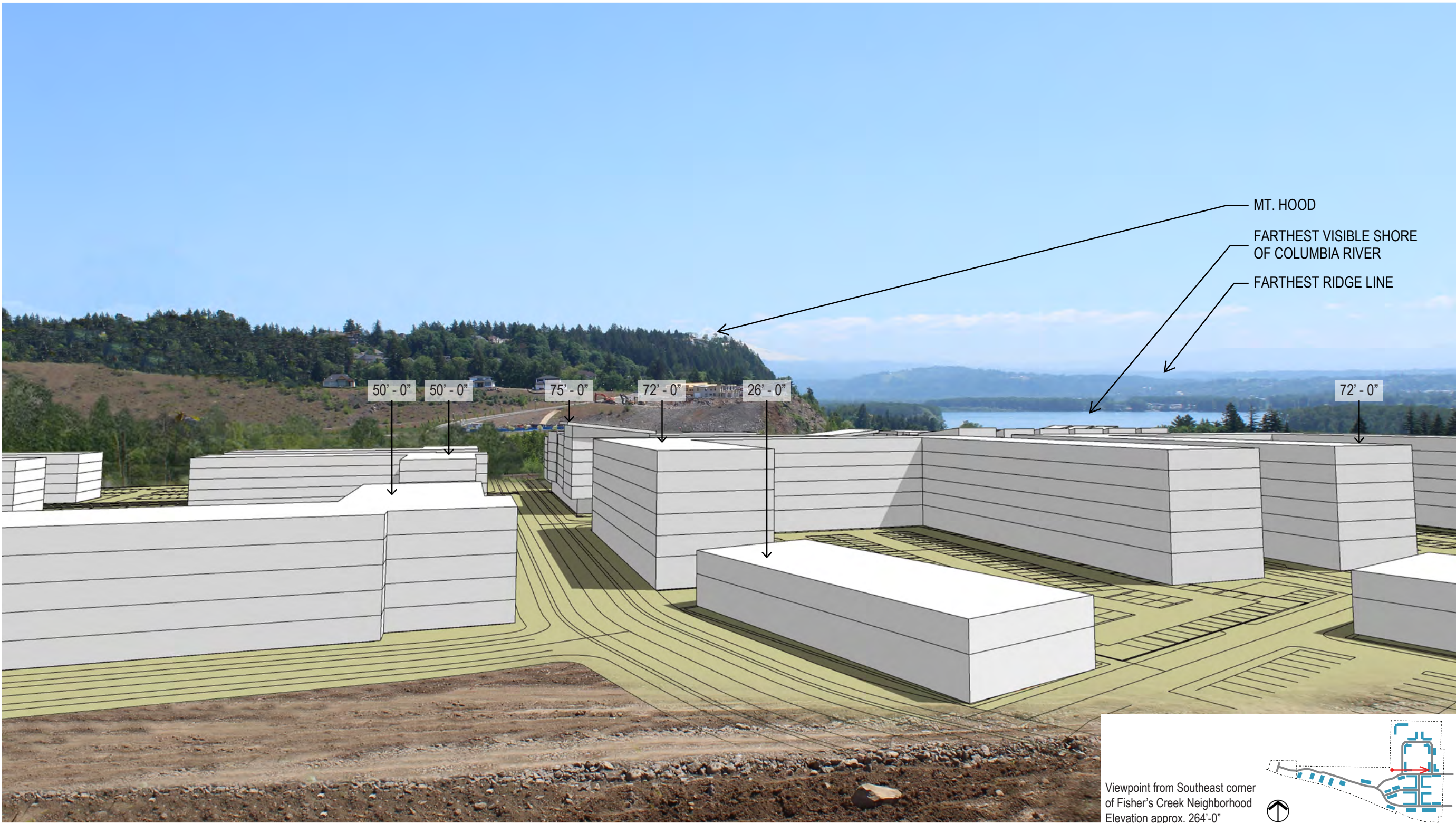
PRELIMINARY

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275 W 3RD ST, STE 300
VANCOUVER, WA 98660

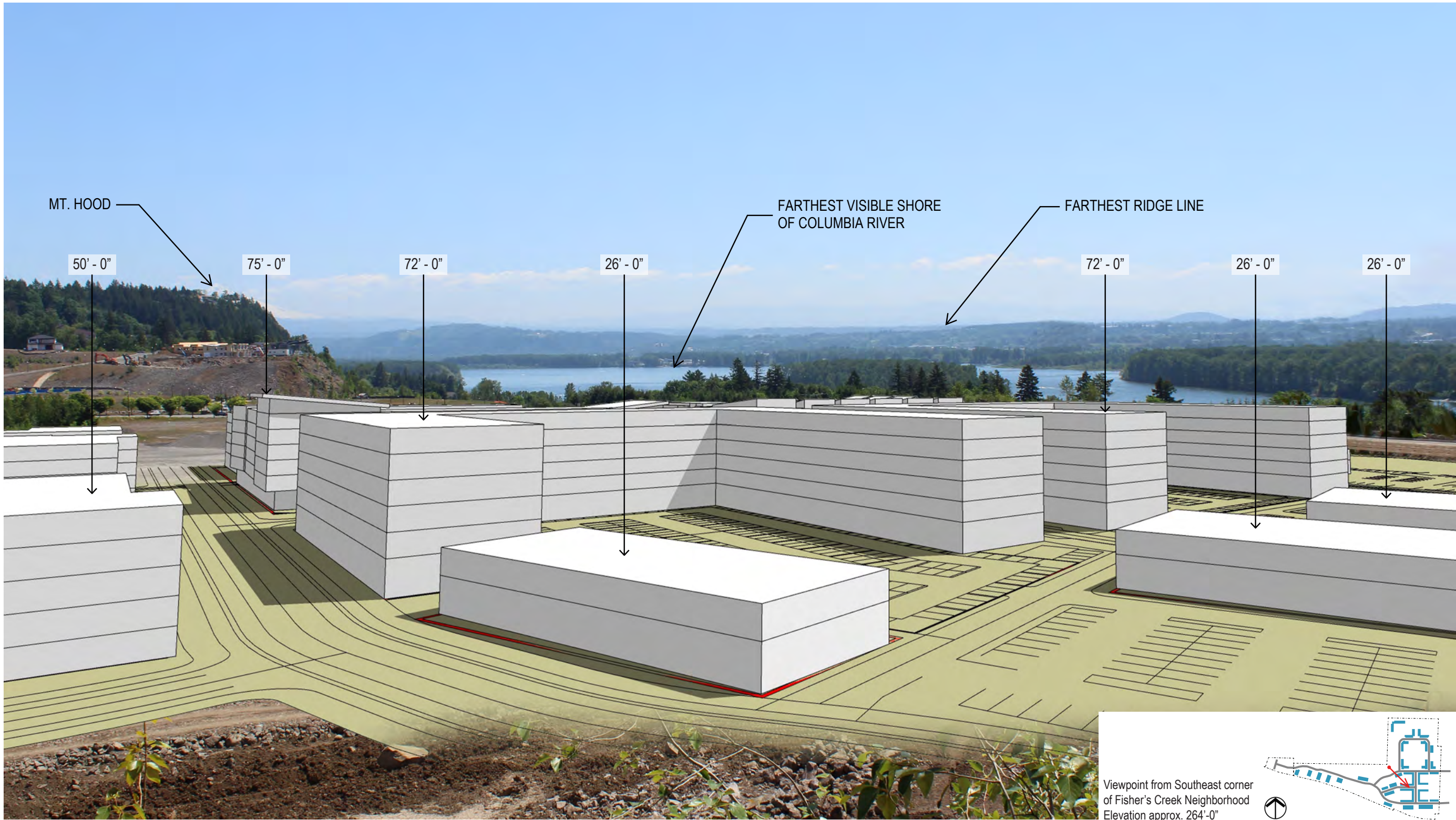
HQ
MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON
RIGHT OF WAY ENCROACHMENTS
MASTER PLAN AND SUBDIVISION APPLICATION

TITLE		
#	DATE	DESCRIPTION
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SEPTEMBER 2021		
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MP-15		
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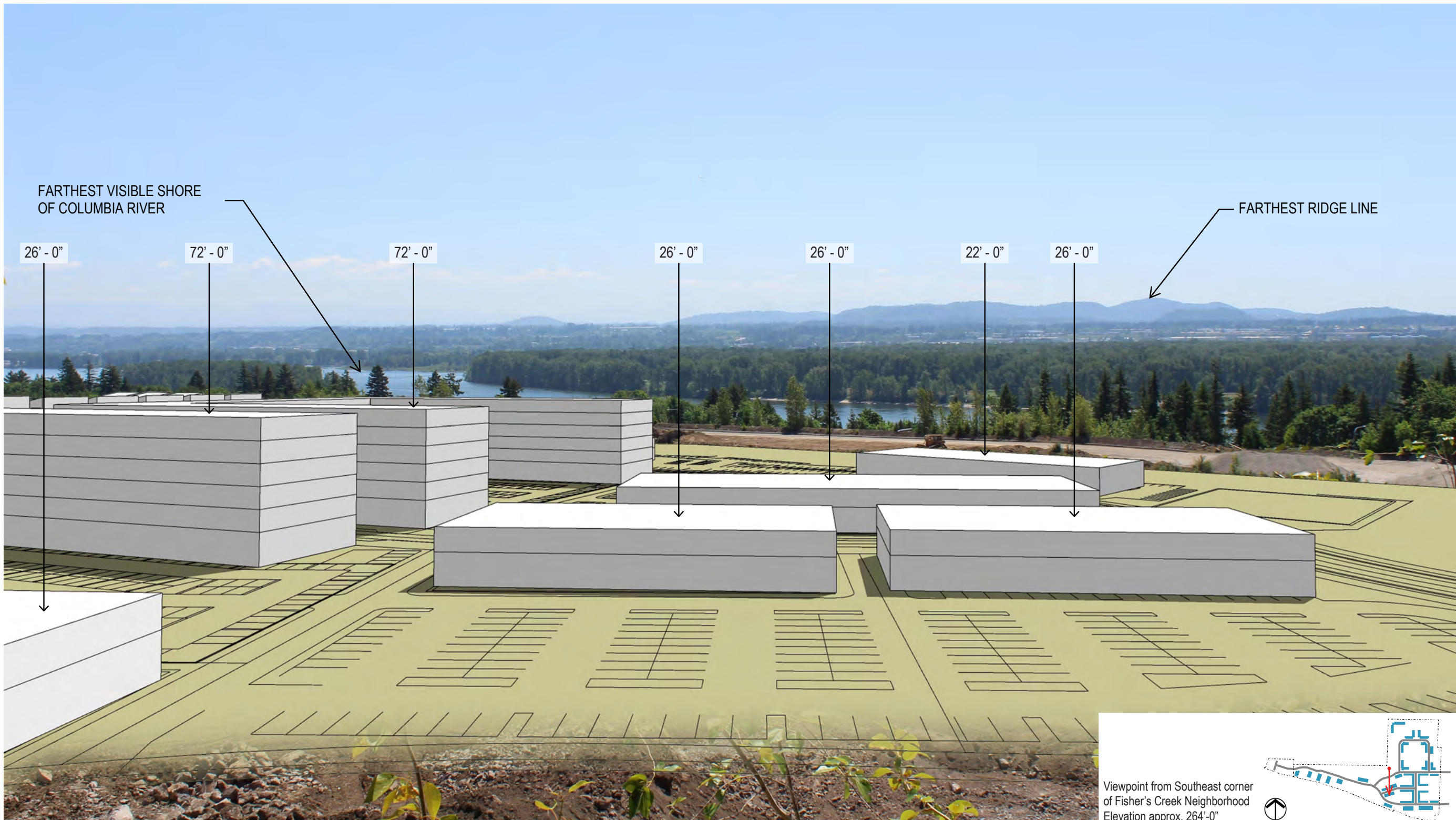
Jun 03, 2021 - 2:56pm
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VIEW - LOOKING EAST



VIEW - LOOKING SOUTH EAST



VIEW - LOOKING SOUTH



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PRELIMINARY

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HQ
MASTER PLAN AND SUBDIVISION APPLICATION
CITY OF VANCOUVER, WASHINGTON
VIEWSHED ANALYSIS
MASTER PLAN AND SUBDIVISION APPLICATION

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19809_100	
PROJECT NUMBER	

MP-16

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