

# Design Review Application

## Estimated Cost

Estimated project cost is \$200,000. This includes approximately \$146,000 for the purchase of modular buildings, and up to \$54,000 in related site work.

## Items omitted

The following items specified in section 17.80.061 of the GMC have been omitted from this application. We believe these requirements are immaterial to our proposal, and request that they be waived pursuant to section 17.80.061 paragraph (3).

### (b) Site Plan:

- E] No new rights of way
- F] No new easements
- J] Nearby transit stops
- N] Noise Sources
- O] Significant climatic variables

### c) Grading Plan

Minor excavation will occur to level the site area of the new buildings, but no significant changes to the existing contours and slopes will occur.

### (e) Landscape Plan

Our site contains a large amount of open space with existing natural landscape features. We do not believe additional landscape work is required.

### (f) Signs

No new signs are planned with this project.

## Project design overview and comments

### (a) Vicinity Map

The map provided shows the location of our property on Glen Echo Ave, a collector street which connects 99E and Oatfield Ave, and provides access to Gladstone High School, and downtown Gladstone from areas north and east. Our property has 405' of frontage on Glen Echo Ave, and is surrounded on all other sides by residences. The

southwest corner of our property is located less than 600 feet from Gladstone High School.

(b) Site Plan

(A) A tax map showing bordering properties, and a satellite view have been provided to augment the site plan drawing.

(B) Our property contains two tax lots totaling approximately 405' x 500'. A separate residential lot not owned by us was carved out of the rear corner of our property. Total site area is about 4.5 acres.

(D) Natural features of the property are limited to its slope which has been terraced during previous development projects, and existing trees. Locations of existing trees have been indicated on the site plan. Approximately 12 trees have been designated for removal to make room for the new buildings. These have not been included on the site plan.

(K) Parking

(L) We have one pole mounted light located just west of the rear corner of the existing building, as marked on the site plan. All other lighting is building mounted, and is marked.

(M) The trash/recycling area will be improved by adding a screened fence perimeter which meets current zoning requirements. This is located near the rear corner of the existing building.