VICINITY MAP
(NOT TO SCALE)

SUMMARY INFO:

DEVELOPMENT STANDARDS C3 ZONE (40.230.010-2)

MINIMUM LOT SIZE:	NONE
MAXIMUM LOT COVERAGE:	TO BE DETERMINED
MINIMUM LOT WIDTH:	NONE
MINIMUM LOT DEPTH:	NONE
MAXIMUM BUILDING HEIGHT:	NONE
MINIMUM FRONT SETBACK:	10 FT
MINIMUM REAR SETBACK:	10 FT
MINIMUM SIDE SETBACK:	0-5 FT EAST, 10 FT WEST
MINIMUM LANDSCAPE AREA:	15%

DEVELOPMENT DATA:

PROPOSED SITE AREA:	90,083 SF 2.07 ACRES
PROP. BLDG:	14,883 SF 17% OF SITE AREA
NET AREA:	71,420 SF (GROSS - BLDG - 3,215 SF ROW - 565 SF EASEMENT) 79% OF SITE AREA
LANDSCAPE:	14,939 SF 21% OF NET AREA

PARKING:
REQUIRED: 1 SPACE/250 SF OF FLOOR AREA
14,209/250 = 57

PROVIDED: 71 (5 HANDICAP & 18 COMPACT)
ELECTRIC VEHICLE PARKING (E.V.P.) REQ.: (83x5%)= 4.15
PROVIDED: 4 PARKING

WASTE/RECYCLE:
REQUIRED: 10 SF/ONE THOUSAND (1,000) SQUARE FEET OF GFA
(14,883 SF/1000)x10 = 148.83 SF

PROVIDED: 352 SF

STORM FACILITY:
AS SHOWN ON PLAN

LOADING:
LOADING AND UNLOADING AREA IS PROVIDED
IN FRONT OF EACH UNIT

ACTIVE OR PASSIVE RECREATIONAL OR OPEN SPACE FEATURES :
TO BE DETERMINED

ABOVE-GROUND UTILITIES:
SEE CIVIL PLANS

EXISTING STRUCTURE TO BE RETAINED:
NONE

SIGNING AND STRIPING PLAN:
AS SHOWN ON THE SITE PLAN, SIGN PLAN (SS1.0) AND DETAILS PROVIDED WITH FINAL ENGINEER PLANS.

SANITARY SEWER EASEMENT:
EXISTING AND PROPOSED SEWER EASEMENTS REFER TO FINAL SITE, EXISTING CONDITIONS PLAN AND CIVIL PLANS

WETLAND AREA:
NO MAPPING INDICATORS

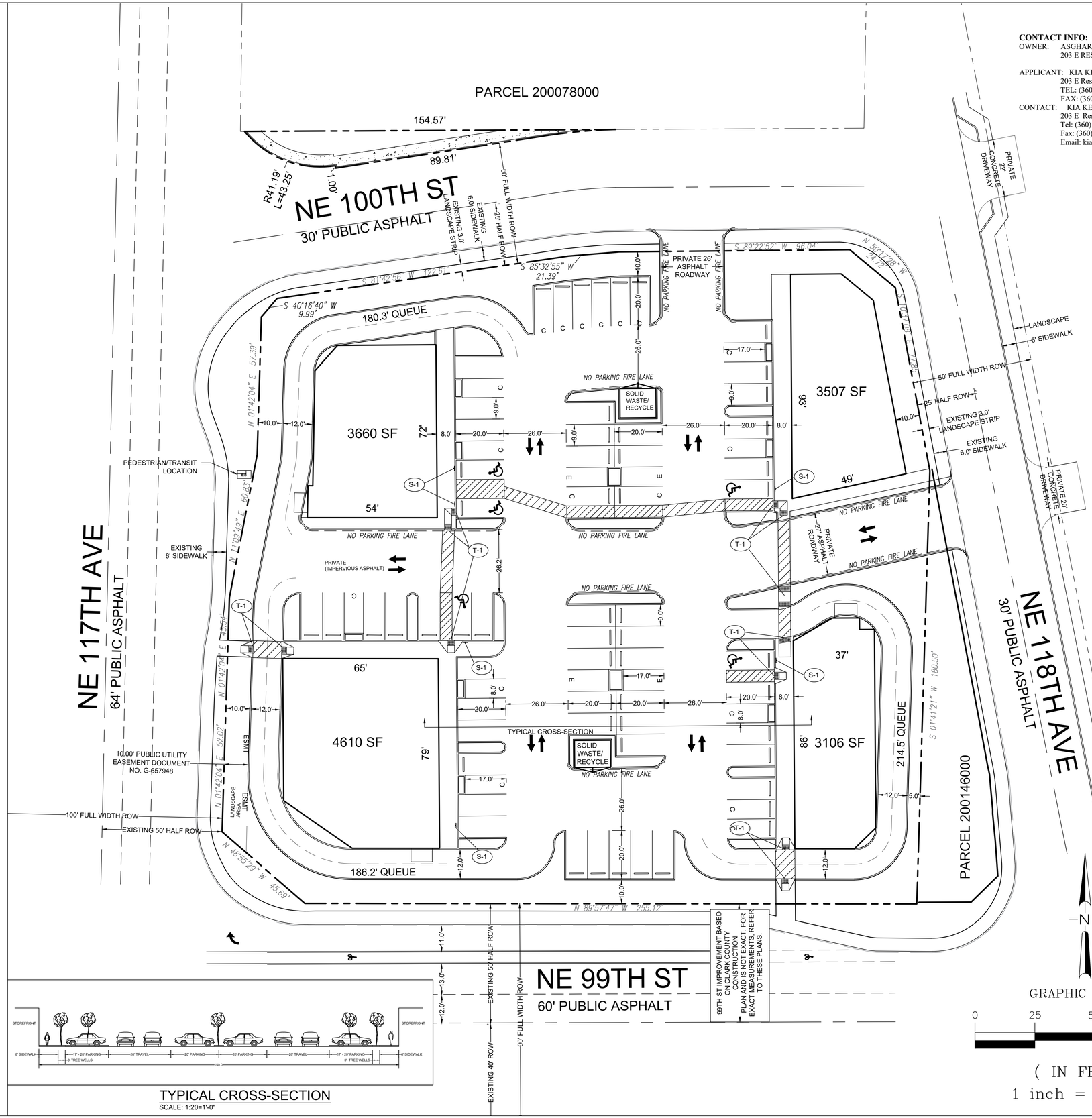
CODE SUMMARY

JURISDICTION:	CLARK COUNTY
WATER:	VANCOUVER
SEWER:	CLARK REGIONAL
ELECTRIC UTILITY:	N/A
BUILDING CODE:	TO BE DETERMINED
CONSTRUCTION:	TO BE DETERMINED
USE TYPE:	TO BE DETERMINED

NOTE:
- IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, PUNISHABLE BY IMPRISONMENT AND/OR FINES.

LEGEND:

- WATER LINE (SEE CIVIL FOR FULL WATER SYSTEM LEGEND)
- STORM LINE (SEE CIVIL FOR FULL STORM SYSTEM LEGEND)
- SEWER LINE (SEE CIVIL FOR FULL SEWER SYSTEM LEGEND)
- ADJACENT TAXLOT
- PROPOSED BUILDING
- LANDSCAPE BUFFER LINE
- ESMT — EXISTING EASEMENT
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- SIDEWALK/CONC. PAD/TRAIL
- TRASH ENCLOSURE
- DIRECTION OF VEHICLE
- DISABLED PARKING



TYPICAL CROSS-SECTION
SCALE: 1:20=1'-0"

CONTACT INFO:
OWNER: ASGHAR R SADRI
203 E RESERVE ST, VANCOUER, WA 98661

APPLICANT: KIA KEYVANI
203 E Reserve St. Vancouver, WA 98661
TEL: (360) 696-4448
FAX: (360)695-1970
CONTACT: KIA KEYVANI
203 E Reserve St. Vancouver, WA 98661
Tel: (360) 696-4448 EXT 1025
Fax: (360)695-1970
Email: kiakeyvani@gmail.com

PRELIMINARY SITE PLAN FOR:
FOUR CORNER PLAZA

CHANGES / REVISIONS

DESCRIPTION	DATE
(NOT FULLY COMPLETE APPLICATION COMMENTS ADDRESSED BELOW) • APPLICANT,OWNER, CONTACT INFO. NAME OF PROJECT • PROPERTY/OPEN SPACE DIM. • PEDESTRIAN/TRANSIT FACILITY LOCATION • SURFACE MATERIAL, PRIVATE OR PUBLIC, AND TYP. CROSS-SECTION • SURFACE MATERIAL OF OFF-SITE ROADS.	9/5/2017
DRIVE-THRU BUILDING REDUCTION	9/7/2017
2ND NOT FULLY COMPLETE REVISIONS	9/27/2017
DRIVE-THRU BUILDING ADJUSTING	10/10/2017
PARKING LOT ADJUSTING	2/14/2018
EARLY ISSUES	3/38/2018

DESIGNED: CB
DRAWN: CB
CHECKED: KK
DATE: MARCH 2018
SCALE: H: 1" = 20' V:

JOB NO. PSR2017-00028

SHEET
SP1.0