

1/4 MILE VICINITY MAP
(NOT TO SCALE)

PROPOSED SITE SUMMARY:

SITE LOCATION:
PARCEL NUMBER: 154323-000
ADDRESS: 14716 NE 83RD ST, VANCOUVER, WA 98682

DEVELOPMENT STANDARDS RI-6 ZONE (40.220.010)
MINIMUM LOT AREA: 6,000 SF AVERAGE
MAXIMUM LOT COVERAGE: 50%
MINIMUM LOT WIDTH: 50 FT
MINIMUM LOT DEPTH: 90 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MINIMUM FRONT SETBACK: 10 FT
MINIMUM REAR SETBACK: 10 FT
MINIMUM SIDE SETBACKS: 5-10 FT
MINIMUM LANDSCAPE AREA: 10%

DEVELOPMENT DATA:
GROSS AREA: 45,270 SF 1.04 ACRES
PUBLIC ROW, PRIVATE ROAD EASEMENT: 2,374 SF 0.06 ACRES
PROPOSED NET AREA: 42,896 SF 0.98 ACRES (GROSS -ROAD EASEMENT)
PROP. TOTAL LOT AREA: 42,896 SF 0.98 ACRE
PROPOSED LOTS: 7 LOTS
AVERAGE LOT SIZE: 6,127 SF (TOTAL LOT AREA SF/TOTAL LOTS)
LANDSCAPE AREA: 16,271 SF - 38% OF NET AREA

DENSITY:
MAXIMUM DENSITY: 5.1-7.3 D.U./ACRE
PROPOSED DENSITY: 7.0/98=7.11 D.U./ACRE

PARKING: DRIVEWAY OFF-STREET PARKING

WASTE/RECYCLE: EACH HOME WILL HAVE ITS OWN WASTE/RECYCLE COMPONENTS

STORM FACILITY: SEE CIVILS FOR PROPOSED DESIGN

SEWER SYSTEM: SEE CIVILS FOR PROPOSED DESIGN

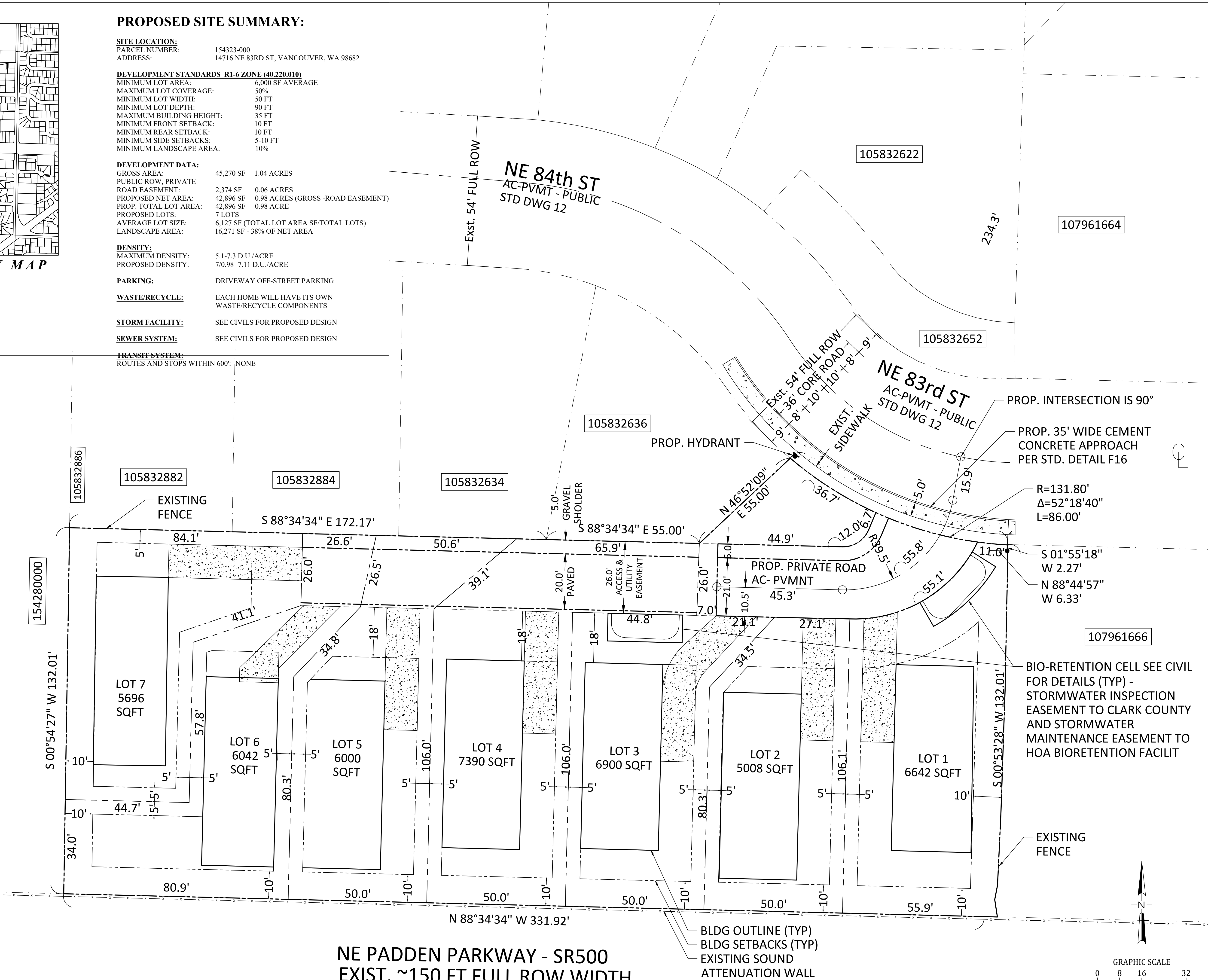
TRANSIT SYSTEM:
ROUTES AND STOPS WITHIN 600': NONE

CONTACT INFO:
OWNER: SADRI ASGHAR R MANAGING TRUSTEE
203 E RESERVE ST. VANCOUVER, WA 98661
TEL: (360) 696-4448
APPLICANT: DELTA MANAGEMENT CO.
203 E RESERVE ST. VANCOUVER, WA 98661
TEL: (360) 696-4448
CONTACT: DELTA MANAGEMENT CO.
ATTN: JEREMY AKRE/IRVING SANCHEZ
203 E RESERVE ST. VANCOUVER, WA 98661
TEL: (360) 696-4448 EXT 1025
EMAIL: manger@delta203.com; irving@delta203.com

LEGEND:

- BUILDING SETBACK
- PROPOSED ROW
- PROPOSED STRUCTURE
- PROPOSED PARCEL LOTS
- SIDEWALK
- EXISTING ROAD STRIPING
- ROAD CENTERLINE
- EXISTING EASEMENT
- PROP. EASEMENT
- EXISTING FENCE
- PROPERTY LINE
- ADJACENT TAXLOT
- STORM FACILITY
- STORM

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.



PROPOSED FIANL PLAT FOR:
CASTLE TREE SHORT PLAT

CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED: KK
DRAWN: KK
CHECKED: -
DATE: 5/1/2024

SCALE: H: 1" = 16'
V: 1" = 16'
JOB NO. ---

SHEET
SP1