

**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  
 PROPOSED NET AREA: 43,178 SF 0.99 ACRES (GROSS -EASEMENT)  
 PROPOSED LOTS: 7 LOTS  
 AVERAGE LOT SIZE: 6,066 SF (TOTAL NET SF/TOTAL LOTS)  
 LANDSCAPE AREA: 18,175 SF - 42% OF NET AREA

**DENSITY:**  
 MAXIMUM DENSITY: 5.1-7.3 D.U./ACRE  
 PROPOSED DENSITY: 7/0.99=7.07 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

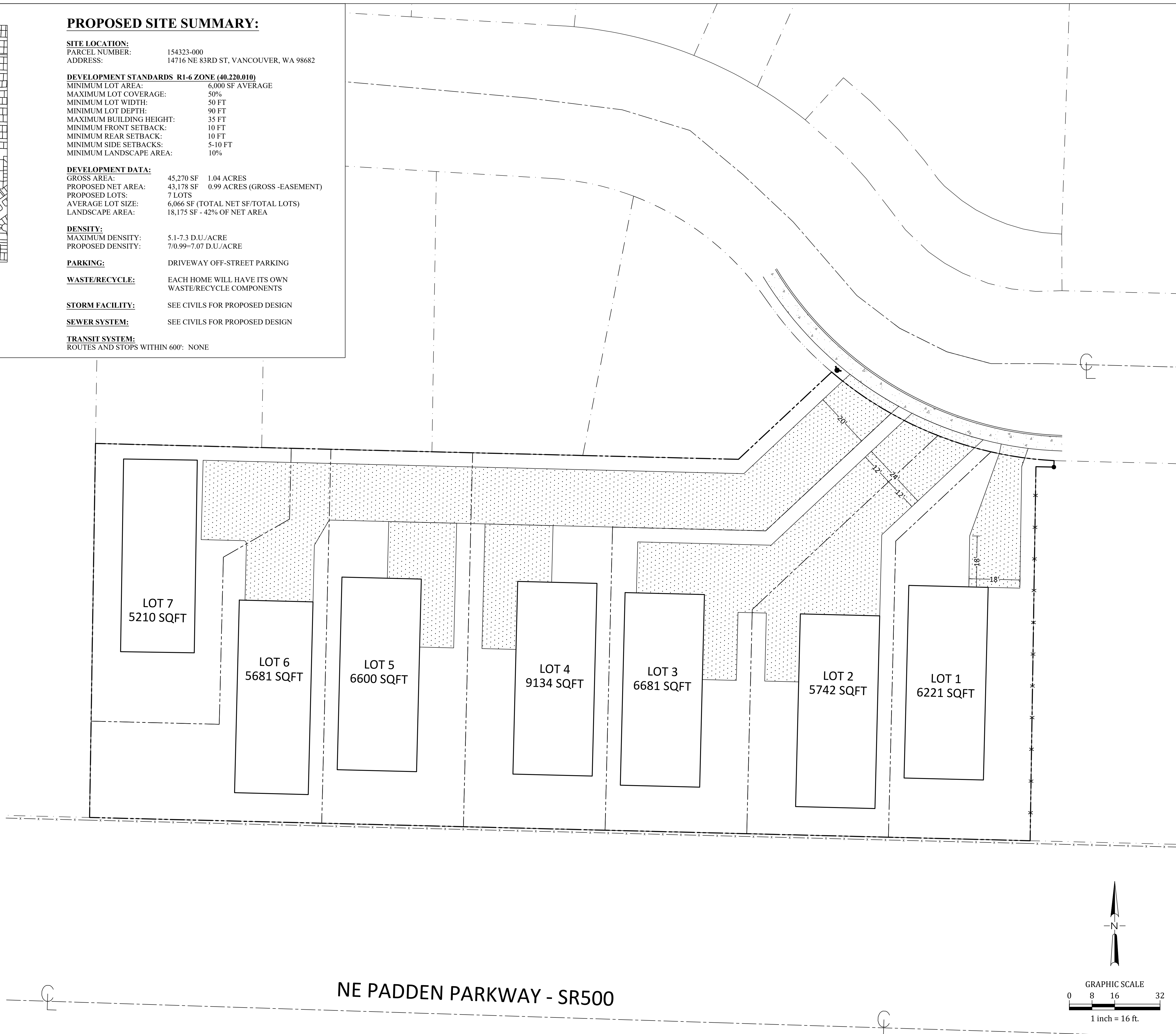
**SEWER SYSTEM:** SEE CIVILS FOR PROPOSED DESIGN

**TRANSIT SYSTEM:**  
 ROUTES AND STOPS WITHIN 600': NONE

**CONTACT INFO:**  
**OWNER:** CASTLE TREE IRREVOCABLE TRUST  
 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  
 FAX: (360)695-1970  
**CONTACT:** DELTA MANAGEMENT CO.  
 ATTN: Kianoosh Keyvani  
 203 E Reserve St. Vancouver, WA 98661  
 Tel: (360) 696-4448 EXT 1025  
 Fax: (360)695-1970  
 Email: kiakeyvani@gmail.com

**LEGEND:**

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



**PRELIMINARY PLAT FOR:  
 CASTLE TREE SHORT PLAT**

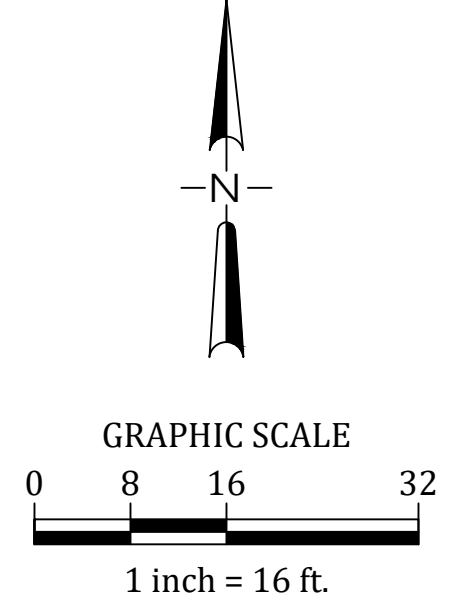
CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED: LD  
 DRAWN: LD  
 CHECKED: -  
 DATE: 5/5/2021

SCALE: H: 3/4" = 1'-0"  
 V: 3/4" = 1'-0"  
 JOB NO. ---

**SHEET**  
**1**

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.



**NE PADDEN PARKWAY - SR500**