

VICINITY MAP
(NOT TO SCALE)

SUMMARY INFO:

DEVELOPMENT STANDARDS IL ZONE (20.440.040)

MINIMUM LOT SIZE: NONE
 MAXIMUM LOT COVERAGE: 75%
 MINIMUM LOT WIDTH: NONE
 MINIMUM LOT DEPTH: NONE
 MAXIMUM BUILDING HEIGHT: 45 FT
 MINIMUM FRONT SETBACK: 10 FT
 MINIMUM REAR SETBACK: 50 FT
 MINIMUM SIDE SETBACK: 10 FT WEST, 40 FT EAST
 MINIMUM LANDSCAPE AREA: 10%
 LS FOR PARK'G ≥ 10% TOTAL PARKING AND MANEUVERING AREA

DEVELOPMENT DATA FOR PHASE 1:

PROPOSED SITE AREA: 120,766 SF 2.77 ACRES
 PROP. BLDG: 36,280 SF 35% OF GROSS AREA (24 UNITS)
 NET AREA: 50,122 SF (GROSS -BLDG -ROW -EASEMENTS) 47% OF SITE AREA
 4 BUILDINGS - 24 UNITS
 LANDSCAPE AREA: 13,960 SF ~27.4% OF NET AREA
 ON SITE PAVEMENT AREA: 36,162 SF ~72.5% OF NET AREA

PARKING:
 REQUIRED: 19 (PER VMC 20.945.070)
 PROVIDED: 35 (INCLUDING 1 ACCESSIBLE DISABLED & 11 COMPACT)

WASTE/RECYCLE:
 REQUIRED: MIN. 100SF + 4SF/1000 SF OF GROSS FLOOR AREA
 100SF + 4(36,280/1000) = 245 SF
 PROVIDED: 480 SF

STORM FACILITY:
 NO STORM AREA REQUIRED, PERVIOUS PAVEMENT PROPOSED ON THE PROJECT
 THE ONSITE STORMWATER FACILITY WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. A BLANKET EASEMENT OVER THE PROPERTY WILL BE GRANTED TO THE CITY OF VANCOUVER FOR ACCESS AND INSPECTION OF THE ONSITE STORMWATER FACILITY.

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

ACTIVE OR PASSIVE RECREATIONAL OR OPEN SPACE FEATURES:
 NONE

ABOVE-GROUND UTILITIES:
 SEE EXISTING CONDITIONS AND CIVIL PLANS

EXISTING STRUCTURE TO BE RETAINED:
 NONE

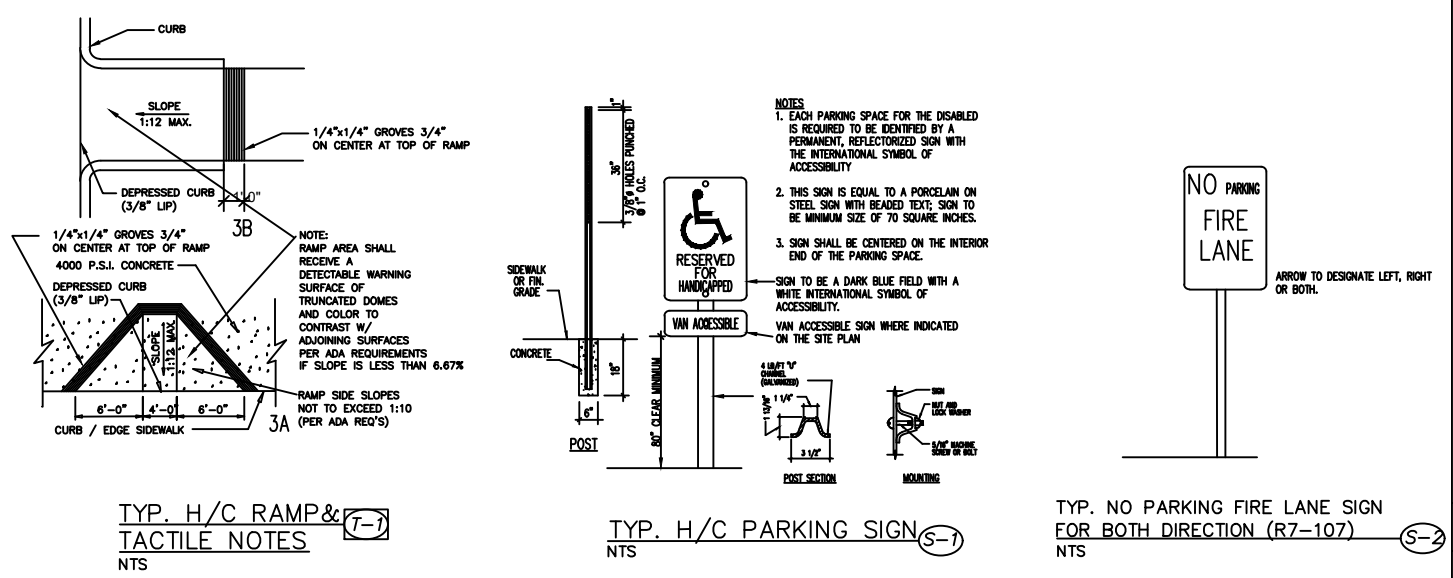
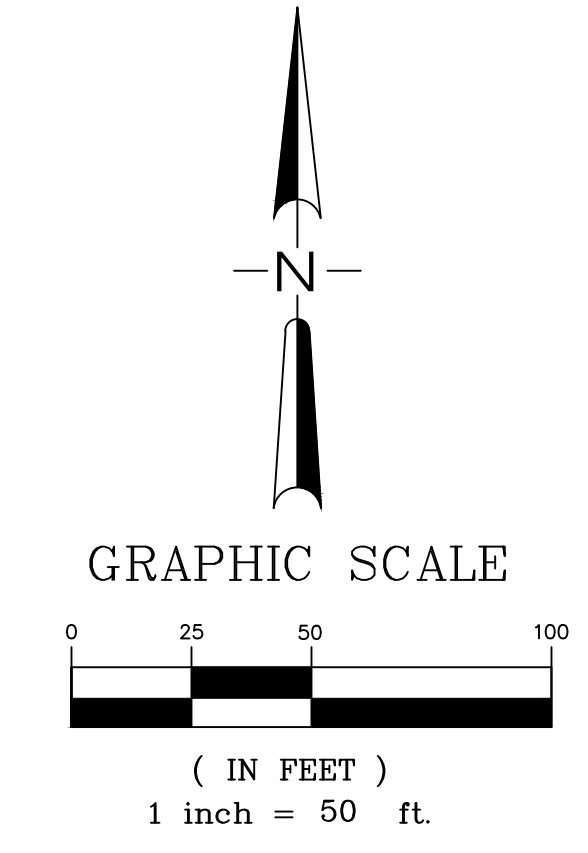
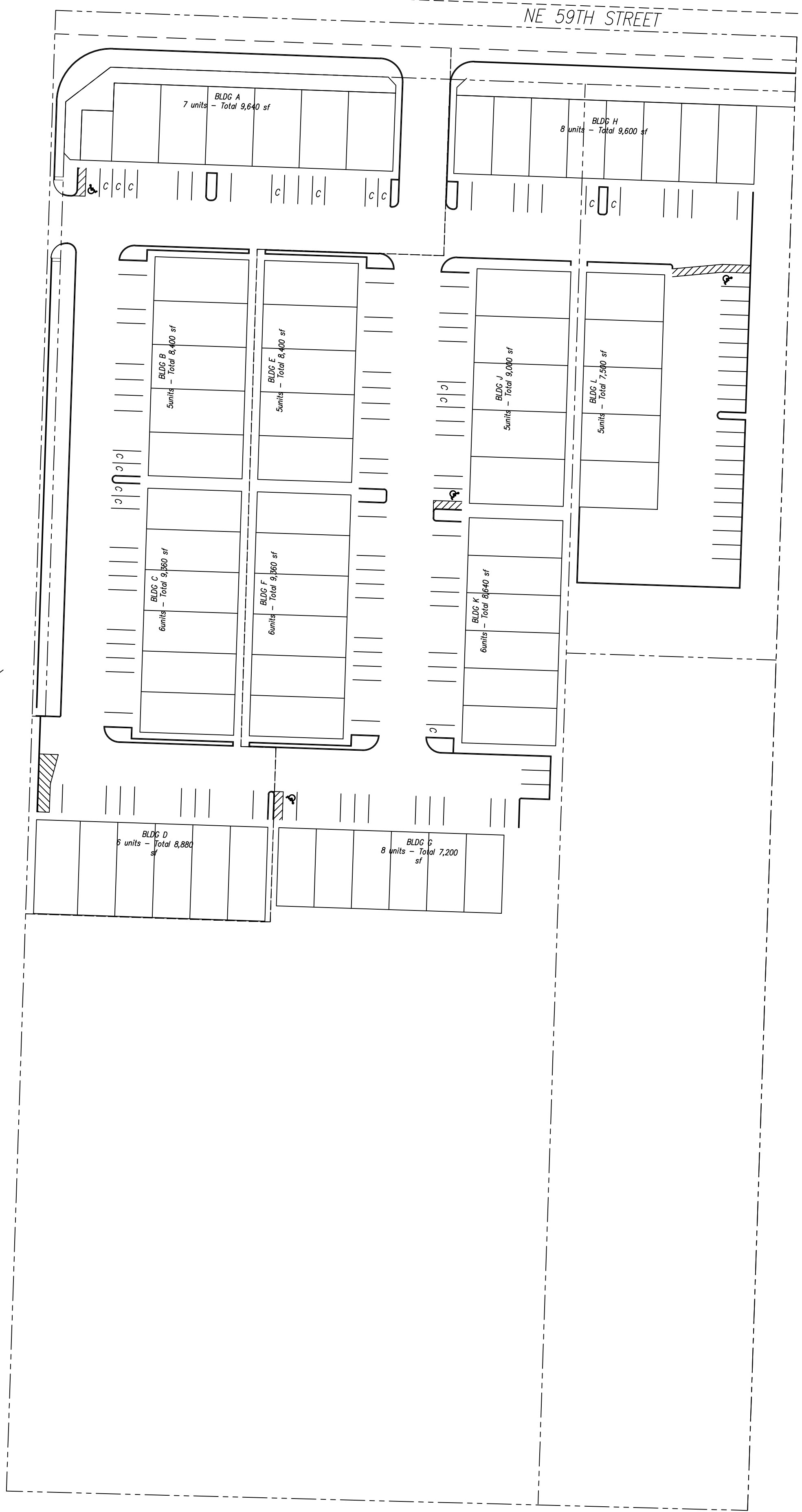
SIGNING AND STRIPING PLAN:
 AS SHOWN ON THE SITE PLAN AND DETAILS PROVIDED WITH FINAL ENGINEER PLANS.

SIGN PLAN:
 IS NOT PROPOSED AT THIS TIME.

EXISTING/PROPOSED EASEMENTS:
 EXISTING AND PROPOSED EASEMENTS REFER TO EXISTING CONDITIONS PLAN AND CIVIL PLANS

WETLAND AREA:
 SEE WETLANDS DELINEATION REPORT

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.



NOTE H/C PARKING SIGN MAY BE MOUNTED ON WALL IF POSSIBLE

— RW — RW —	PROPOSED ROW	-----	INDICATES EDGE OF ASPHALT
-----	ADJACENT TAXLOT	-----	INDICATES EDGE OF CONCRETE
-----	PROPOSED BUILDING	-----	INDICATES EDGE OF GRAVEL
-----	LANDSCAPE BUFFER LINE	-----	INDICATES FENCE LINE
-----	EXISTING EASEMENT	-----	INDICATES PAINT STRIPE
-----	EXISTING FENCE	-----	INDICATES ELECTRIC LOCATE
-----	PHASELINE	-----	INDICATES FIBER OPTIC LOCATE
-----	PARKING LOT CURB	-----	INDICATES GAS LOCATE
-----	PROPERTY LINE	-----	INDICATES SANITARY LOCATE
-----	ASPHALT ROAD/STREET/DRIVEWAY	-----	INDICATES TELEPHONE LOCATE
-----	ROAD CENTERLINE	-----	INDICATES WATER LOCATE
-----	SIDEWALK/CONC. PAD/TRAIL	-----	INDICATES OVER HEAD POWER
-----	TRASH ENCLOSURE	-----	STORM WATER PIPING
-----	FIREWALL BOUNDARY	-----	SANITARY PIPING
↑ ↓	DIRECTION OF VEHICLE	-----	WATER PIPING
♿	DISABLED PARKING	⊠	WATER METER
C	COMPACT PARKING	⊞	BACKFLOW PREVENTER
WV	INDICATES WATER VALVE	+	WATER LINE TEE
WM	INDICATES WATER METER	o	WATER LINE VALVE
CV	INDICATES CONTROL VALVE	⊞	FIRE HYDRANT ASSEMBLY
TV	INDICATES TELEPHONE VAULT	⊞	STANDARD CATCH BASIN
TP	INDICATES TELEPHONE PEDESTAL	o	CLEANOUT OR AREA DRAIN
SM	INDICATES STORM SEWER MANHOLE	o	CONCRETE SIDEWALK
CI	INDICATES CURB INLET	o	SANITARY MANHOLE
CB	INDICATES CATCH BASIN	o	SANITARY CLEANOUT
CS	INDICATES SANITARY SEWER MANHOLE	o	CENTERLINE
CP	INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES		
LP	INDICATES LIGHT POLE		
JB	INDICATES JUNCTION BOX		
ESB	INDICATES ELECTRIC SERVICE BOX		
S	INDICATES SIGN		

CONTACT INFO:
 APPLICANT: DELTA DEVELOPMENT
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SITE PLAN FOR:
EVERGREEN INDUSTRIAL WAREHOUSES
PHASE 1

CHANGES / REVISIONS	
DESCRIPTION	DATE
REVISED BLDG LETTERS	3/3/20
SW CORNER CURB FIX	3/10/20
ADDED NORTH DRIVE ACCESS	7/31/20

DESIGNED:

DRAWN:

CHECKED:

DATE: AUG 2020

SCALE: H: 1" = 40'
 V:

JOB NO.

SHEET
SP1.0