

**VICINITY MAP**  
(NOT TO SCALE)

**CONTACT INFO:**  
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**SUMMARY INFO:**

**DEVELOPMENT STANDARDS CC 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: 0-5 FT  
 MINIMUM SIDE SETBACK: 5-10 FT  
 MINIMUM LANDSCAPE AREA: 15%

**DEVELOPMENT DATA:**

GROSS SITE AREA: 224,206 SF 5.15 ACRES  
 NET AREA: 218,442 SF (GROSS - 5764SF ROW)  
 97.4% OF SITE AREA  
 PROP. BLDG: 43,792 SF 20% OF NET SITE  
 LANDSCAPE: 33,034 SF 15.1% OF NET SITE

**PARKING:**

REQUIRED: 1 SPACE/350 SF OF FLOOR AREA (40.340.010-3)  
 43,792/350 = 125

PROVIDED: 246 (9 HANDICAP) (52 COMPACT)

**WASTE/RECYCLE:**

REQUIRED: 10 SF/ONE THOUSAND (1,000) SQUARE FEET OF GFA  
 (46,401 SF/1000)x10 = 464 SF

PROVIDED: 582 SF

**STORM FACILITY:**

SEE SITE & CIVIL PLAN

**LOADING:**

LOADING AND UNLOADING AREA IS PROVIDED NEXT TO THE EAST BUILDING ON THE EAST AND WEST SIDES. THE WESTERN BUILDING HAS LOADING ON THE EAST SIDE. THE 7,710 SF BUILDING HAS LOADING ON THE EAST.

**ACTIVE OR PASSIVE RECREATIONAL OR OPEN SPACE FEATURES :**

TO BE DETERMINED

**ACTIVE OR PASSIVE RECREATIONAL OR OPEN SPACE FEATURES :**

TO BE DETERMINED

**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.

**SANITARY SEWER EASEMENT:**

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

**WETLAND AREA:**

NO MAPPING INDICATORS

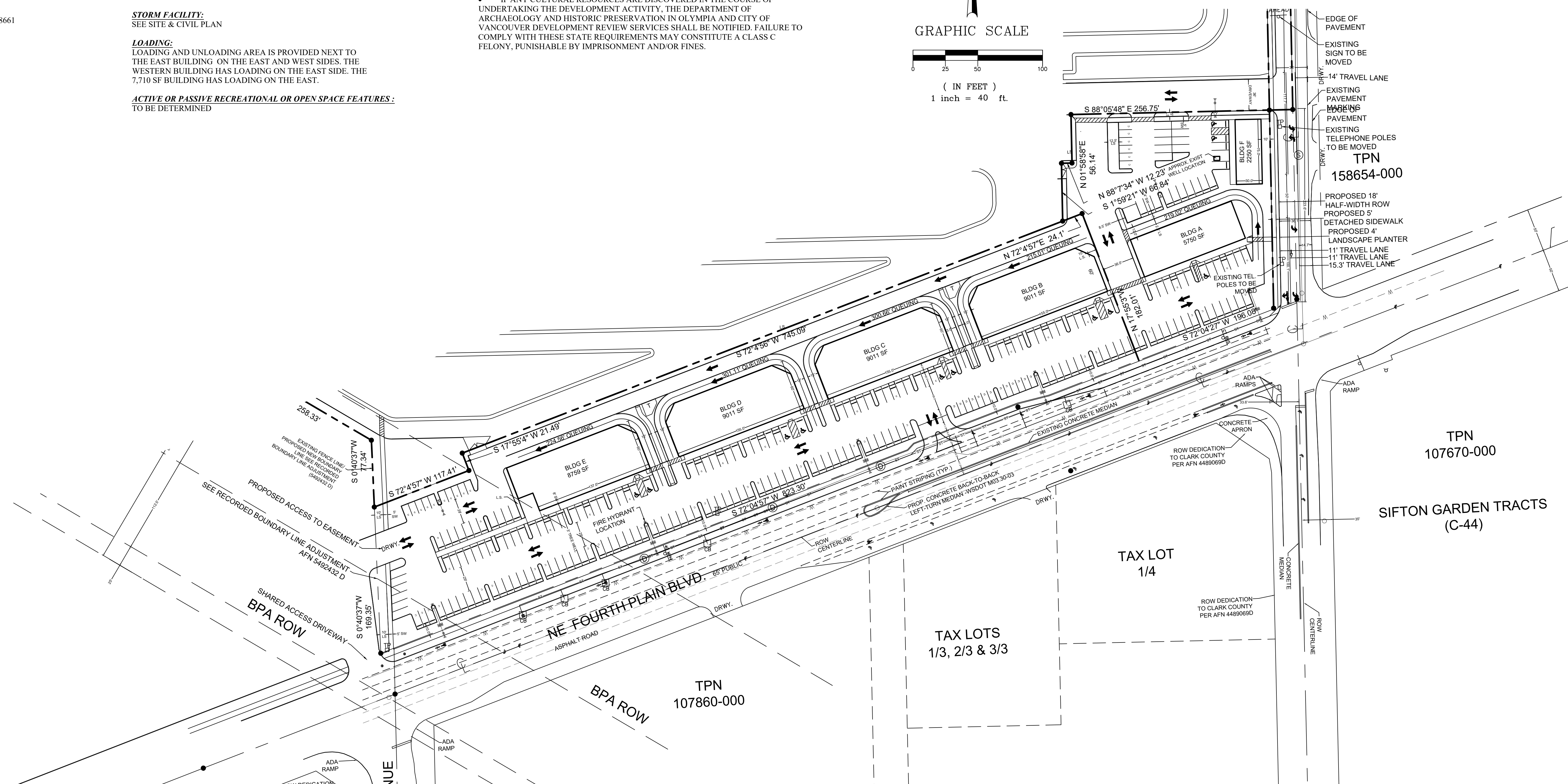
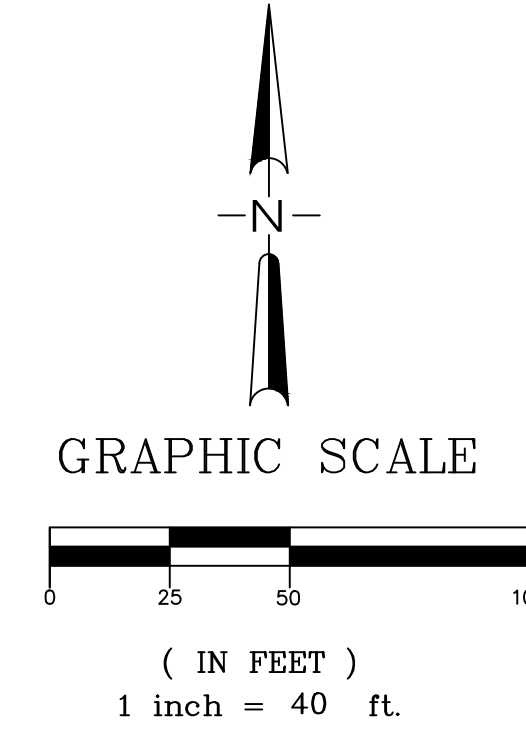
**CODE SUMMARY**

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.

- INDICATES FOUND MONUMENT
- INDICATES CALCULATED POSITION
- ⊕ INDICATES BENCH MARK
- INDICATES RIGHT OF WAY CENTERLINE
- ⊕ WM INDICATES WATER VALVE
- ⊕ INDICATES WATER METER
- ⊕ INDICATES WATER STAND PIPE
- ⊕ INDICATES TELEPHONE PEDESTAL
- ⊕ INDICATES STORM SEWER MANHOLE
- ⊕ INDICATES DRYWELL
- ⊕ INDICATES COMBINATION CURB INLET
- ⊕ INDICATES CATCH BASIN
- ⊕ INDICATES SANITARY SEWER MANHOLE
- ⊕ INDICATES TRAFFIC SIGNAL BOX
- ⊕ INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- ⊕ INDICATES GUY ANCHOR
- ☆ INDICATES LIGHT POLE
- ⊕ INDICATES ELECTRIC SERVICE BOX
- ⊕ INDICATES ELECTRIC METER
- ⊕ INDICATES GAS VALVE
- ⊕ INDICATES SIGN
- INDICATES BOUNDARY
- - - INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF CONCRETE
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES ELECTRIC LOCATE
- INDICATES GAS LOCATE
- INDICATES SANITARY LOCATE
- INDICATES STORM LOCATE
- INDICATES TELEPHONE LOCATE
- INDICATES WATER LOCATE
- INDICATES OVER HEAD POWER



TPN 158341-000  
 AFN 3968963

PRELIMINARY SITE PLAN FOR:

**ORCHARDS BUSINESS PARK**

CHANGES / REVISIONS	DATE	DATE

SHEET  
**S1.0**