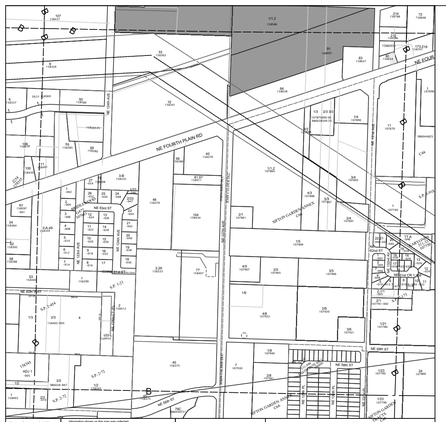


VICINITY MAP
NOT TO SCALE

SUMMARY INFO:

RV PARK DEVELOPMENT DATA:

GROSS AREA OF SITE:	740,952 SF	17.00 ACRES
PROPOSED PROJECT AREA:	591,280 SF	13.57 ACRES
NET AREA (PROJECT AREA - ROW & BLDG SQ FT):q	580,737 SF	13.33 ACRES
TOTAL PROP. RV PADS:	253	
INTERIOR LANDSCAPE AREA:	154,480 SF	26.5% OF NET AREA

PROPOSED BUILDING:

TOTAL PROP. BLDG: 4,071 SF

-Bldg A: 600sf - office and receiption

-Bldg B: 1,296sf- (Incld. 800sf Toilets/Showers; 270sf Rec. Room; 226sf Laundry Room)

-Bldg C: 690sf - Toilets/Showers

-Bldg D: 1,485sf - (On-Site Warehouse/Storage for park management; Caretaker Unit)

(See Details on Sheet A1.0)

VISITOR PARKING:(40.260.172.C.4)

REQUIRED: (250/10) = 25

PROVIDED: 35 (INCLD. 4 Accessible Parking and 1 Van Accessible Parking)

SOLID WASTE/RECYCLING:(40.260.172.C.8)

REQUIRED: (100 SF(RV PAD/30) = (100 SF(250/30)=834 SF

PROVIDED: 1,100 SF (See Details on sheet A1.0)

AMENITIES: (40.260.172.C.4)

REQUIRED: (250*10sf) = 2500sf

PROVIDED: 4,805 sf (4,535sf Outdoor Picnic/Play/Dog Run Area; 270sf Indoor Rec space) (See 4/S1.1)

SANITARY FACILITIES:(40.260.172.C.7)

REQUIRED: (250/50) = 5 Toilet, Lavatory and Shower for each sex (40.260.172.7.a)

(250/50) = 5 Washing machine and Dryer

PROVIDED: 10 Toilet, Lavatory and Shower

5 Washing Machine and Dryer (See A1.0)

STORM FACILITY:

SEE CIVIL PLAN

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:

SEE SIGN PLAN, STRIPING SHALL BE PROVIDED WITH FINAL CIVIL PLAN SUBMITTAL

SANITARY SEWER EASEMENT:

SEE EXISTING AND CIVIL PLAN

WETLAND AREA:

NO MAPPING INDICATORS

CODE SUMMARY

JURISDICTION:	CLARK COUNTY
WATER:	VANCOUVER
SEWER:	VANCOUVER
ELECTRIC UTILITY:	TO BE DETERMINED
BUILDING CODE:	TO BE DETERMINED
CONSTRUCTION:	TO BE DETERMINED
USE TYPE:	LODGING - RV PARK

REVISIONS FOR PHASE COMPLIANCE:

KEYNOTE (A): TWO COMPLETELY FUNCTIONAL RV STALLS WILL BE USED AS TEMPORARY RECREATIONAL SPACE AND NOT TO BE USED AS RV PADS UNTIL THE BUILD OUT OF PH. 2. ONCE PH.2 IS COMPLETED THE RECREATIONAL AREA WILL BE RELOCATED TO THE RECREATIONAL AREA AT THE EAST END OF PH.2 AS SHOWN, THEN TWO TEMP RV STALLS WILL BE USED FOR RV.

KEYNOTE (B): THREE COMPLETELY FUNCTIONAL RV STALLS WILL BE STRIPED WITH MARKING PAINT ALLOWING 8 PARKING STALLS TO ACT AS TEMPORARY PARKING UNTIL THE COMPLETION OF PH.2 AT WHICH TIME WILL THEN BE UN-STRIPED AND MADE INTO FUNCTIONING RV STALLS

KEYNOTE (C):.A TEMPORARY GATED EMERGENCY ACCESS WILL BE INSTALLED UNTIL THE COMPLETED BUILD OUT OF PH.2. ONCE PH.2 IS COMPLETED THE GATE WILL BE REMOVED AND TURNED INTO LANDSCPING. PH. 2 WILL HAVE AN EMERGENCY ACCESS SHOWN ON THE PLANS THAT BOTH PH1 AND PH2 WILL UTILIZE.

RV NOTES:

A: THE PERIOD OF TIME THAT AN RV MAYOCCUPYTHE PARK MUST NOT EXCEED 180 CONSECUTIVE DAYS, OR ONE HUNDRED EIGHTY CALENDAR DAYS OF THE YEAR.

B: WHEELS OR SIMILAR DEVICES SHALL NOT BE REMOVED FROM RECREATIONAL VEHICLES, NOR SHALL ANY FIXTURE OTHER THAN AWNINGS, ECT., THAT IS AN INTEGRAL PART OF THE VEHICLE BE ADDED WHICH WILL PREVENT THE RV FROM BEING MOVED.

C: AN ON-CALL MAINTENANCE MANAGER THAT IS ABLE TO RESPOND TO EMERGENCIES SHALL BE AVAILABLE AT ALL HOURS.

D: MANAGEMENT OF THE RV PARK SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NOISE STANDARDS OF CH.173-60 WAC.

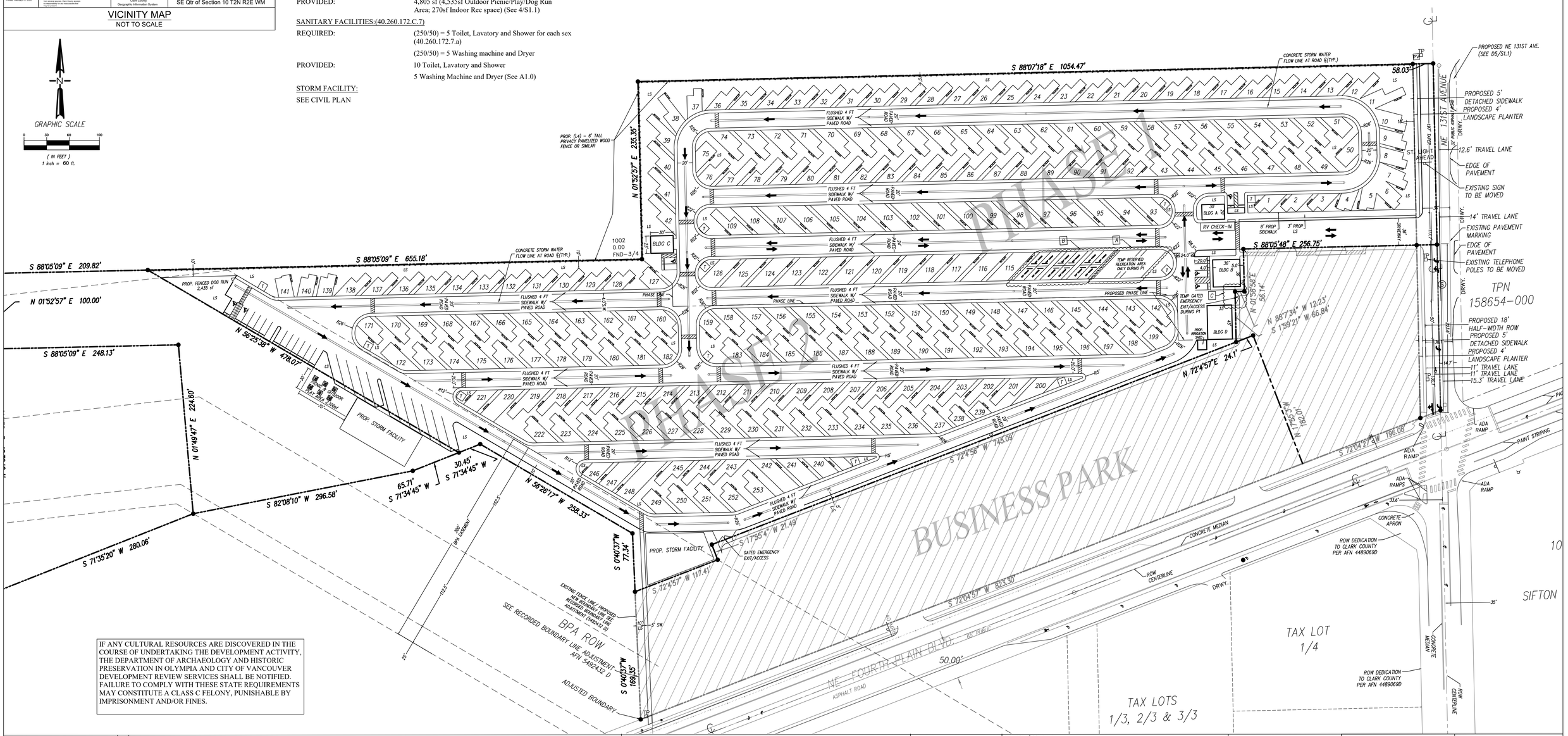
E: LIGHTING GENERATED FROM RV OR CAMPING SPACES SHALL NOT CAST GLARE ON ABUTTING PROPERTIES.

F: STORAGE OF RVS OR OTHER MATERIALS ON THIS SITE ARE PROHIBITED UNLESS APPROVED THROUGH A SUBSEQUENT REVIEW.

LEGEND:

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

GRAPHIC SCALE
0 30 60 100
(IN FEET)
1 inch = 60 ft.



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.

FINAL SITE PLAN FOR:

ORCHARDS RV PARK

CHANGES / REVISIONS			
DESCRIPTION	DATE	DESCRIPTION	DATE

DESIGNED: LD
DRAWN:
CHECKED:

DATE: DECEMBER 2020
SCALE: H: 1" = 60' V:

JOB NO.
SHEET
S1.0