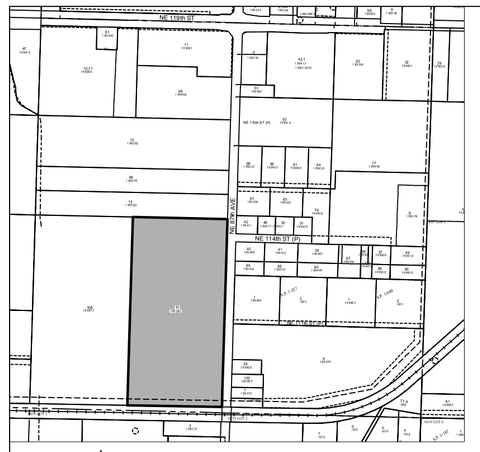


VICINITY MAP
(NOT TO SCALE)

SUMMARY INFO:

DEVELOPMENT STANDARDS IL ZONE (40.230.085-2)

MINIMUM LOT SIZE:	NONE
MAXIMUM LOT COVERAGE:	TO BE DETERMINED
MINIMUM LOT WIDTH:	NONE
MINIMUM LOT DEPTH:	NONE
MAXIMUM BUILDING HEIGHT:	100FT
MINIMUM FRONT SETBACK:	10 FT
MINIMUM REAR SETBACK:	0 FT
MINIMUM SIDE SETBACKS:	0 FT NORTH, 10 FT SOUTH
MINIMUM LANDSCAPE AREA:	10%

DEVELOPMENT DATA:

GROSS AREA:	827,640 SF 19 ACRES
WETLAND AREA:	86,695 SF (ON SITE)
WETLAND BUFFER AREA:	166,826 SF (130' BUFFER)
PROPOSED SITE AREA:	556,731 SF 12.8 ACRES (OUTSIDE OF THE 130 FT WETLAND BUFFER AREA)
PROP. WAREHOUSE BLDG:	194,720 SF (22 BUILDINGS) 35% OF SITE AREA
SELF STORAGE:	23,116 SF (4% OF SITE AREA)
ROW AREA:	6,395 SF EAST
	14,527 SF SOUTH
EASEMENT AREA:	87,121 SF WEST
	12,620 SF SOUTH
NET AREA:	536,534 SF (556,731 SF - 13,802 SF(SOUTH ROW & EASEMENT) - 6,395 SF(EAST ROW))
LANDSCAPE:	54,700 SF (10% OF NET AREA)

PARKING:
REQUIRED: 1 SPACE/1500 SF (218,396/1500)=146

PROVIDED: 239 SPACES (7 DISABLED)

WASTE/RECYCLE:
REQUIRED: 10 SF + 4 SF/1,000 SF OF GROSS FLOOR AREA
(10+(4/1000)/(218,396)=884 SF

PROVIDED: 1,013 SF

STORM FACILITY:
SEE CIVIL PLANS

LOADING:
LOCATED IN FRONT OF EACH UNIT

ACTIVE OR PASSIVE RECREATIONAL OR OPEN SPACE FEATURES :
TO BE DETERMINED

ABOVE-GROUND UTILITIES:
SEE CIVIL & EXISTING PLAN

EXISTING STRUCTURE TO BE RETAINED:
TO BE DETERMINED

SIGNING AND STRIPING PLAN:
TO BE SUBMITTED WITH FINAL ENGINEERING

SANITARY SEWER EASEMENT:
SEE CIVIL PLANS

WETLAND AREA: PRESENT ON-SITE

CODE SUMMARY:

JURISDICTION:	CLARK COUNTY
WATER:	CLARK PUBLIC UTILITIES
SEWER:	CLARK REGIONAL
ELECTRIC UTILITY:	N/A
BUILDING CODE:	TO BE DETERMINED
CONSTRUCTION:	TO BE DETERMINED
USE TYPE:	TO BE DETERMINED

NOTE:

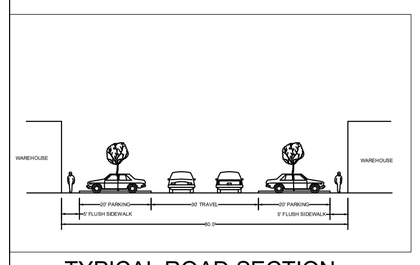
- IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, PUNISHABLE BY IMPRISONMENT AND/OR FINES.

CONTACT INFO:
OWNER: ASGHAR R SADRI
203 E RESERVE ST, VANCOUER, WA 98661

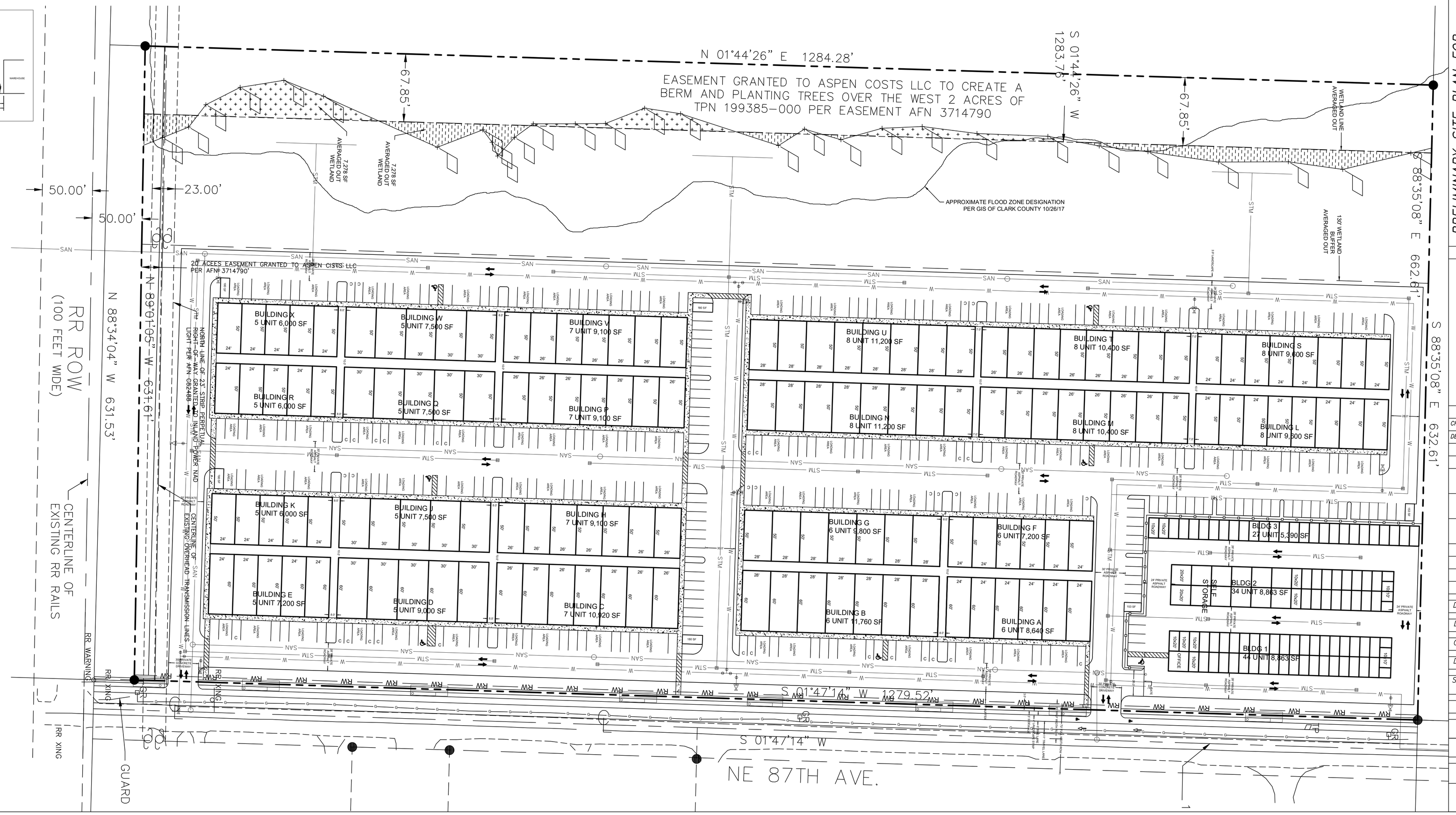
APPLICANT: DELTA MANAGEMENT
203 E Reserve St. Vancouver, WA 98661
TEL: (360) 696-4448
FAX: (360)695-1970
CONTACT: CODY DICKMAN
203 E Reserve St. Vancouver, WA 98661
Tel: (360) 696-4448
Fax: (360)695-1970
Email: cody@delta203.com

LEGEND:

- WATER LINE
- SEWER LINE
- STORM LINE
- WETLAND BUFFER
- RIGHT OF WAY
- BUILDING LANDSCAPE
- EASEMENT
- PROPERTY LINE
- SIDEWALK/CONC. PAD/TRAIL
- TRASH ENCLOSURE
- FENCING
- DIRECTION OF VEHICLE
- DISABLED PARKING
- INDICATES RIGHT OF WAY CENTERLINE
- INDICATES FOUND MONUMENT
- INDICATES CALCULATED POSITION (CORNERS TO BE SET ON RECORD OF SURVEY)
- INDICATES TELEPHONE PEDESTAL
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES GAS RISER
- INDICATES SIGN
- INDICATES WETLAND FLAG
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES WETLAND LINE
- INDICATES GAS LOCATE



TYPICAL ROAD SECTION
SCALE: 1:30



GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.

DELTA MANAGEMENT CO. LLC
203 E RESERVE VANCOUVER, WA 98661

PRELIMINARY SITE PLAN FOR:
CURTAIN CREEK WAREHOUSES

CHANGES / REVISIONS

DESCRIPTION	DATE

DESIGNED: ST
DRAWN: ST
CHECKED: KK
DATE: NOVEMBER 2017
SCALE: H: 1" = 50'
V:

JOB NO.

SHEET
S1.0