



VICINITY MAP
(NOT TO SCALE)

SUMMARY INFO:

DEVELOPMENT STANDARDS C3 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: 10 FT
 MINIMUM SIDE SETBACK: 0.5 FT EAST, 10 FT WEST
 MINIMUM LANDSCAPE AREA: 15%

DEVELOPMENT DATA:

PROPOSED SITE AREA: 88,862 SF 2.04 ACRES
 PROP. BLDG: 14,269 SF 16% OF SITE AREA
 NET AREA: 70,824 SF (GROSS - BLDG - 3,215 SF ROW - 565 SF EASEMENT) 80% OF SITE AREA
 LANDSCAPE: 12,462 SF 18% OF NET AREA

PARKING:

REQUIRED: 1 SPACE/250 SF OF FLOOR AREA
 11,800/250 = 47
 1 SPACE/600 SF OF FLOOR AREA
 3,500/600 = 6
 PROVIDED: 83 (5 HANDICAP & 8 COMPACT)
 ELECTRIC VEHICLE PARKING (E.V.P.) REQ.: (83x5%) = 4.15
 PROVIDED: 4 PARKING

WASTE/RECYCLE:

REQUIRED: 10 SF/ONE THOUSAND (1,000) SQUARE FEET OF GFA
 (14,258 SF/1000x10 = 143 SF)
 PROVIDED: 154 SF

STORM FACILITY:
 AS SHOWN ON PLAN

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

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

ABOVE-GROUND UTILITIES:
 SEE 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

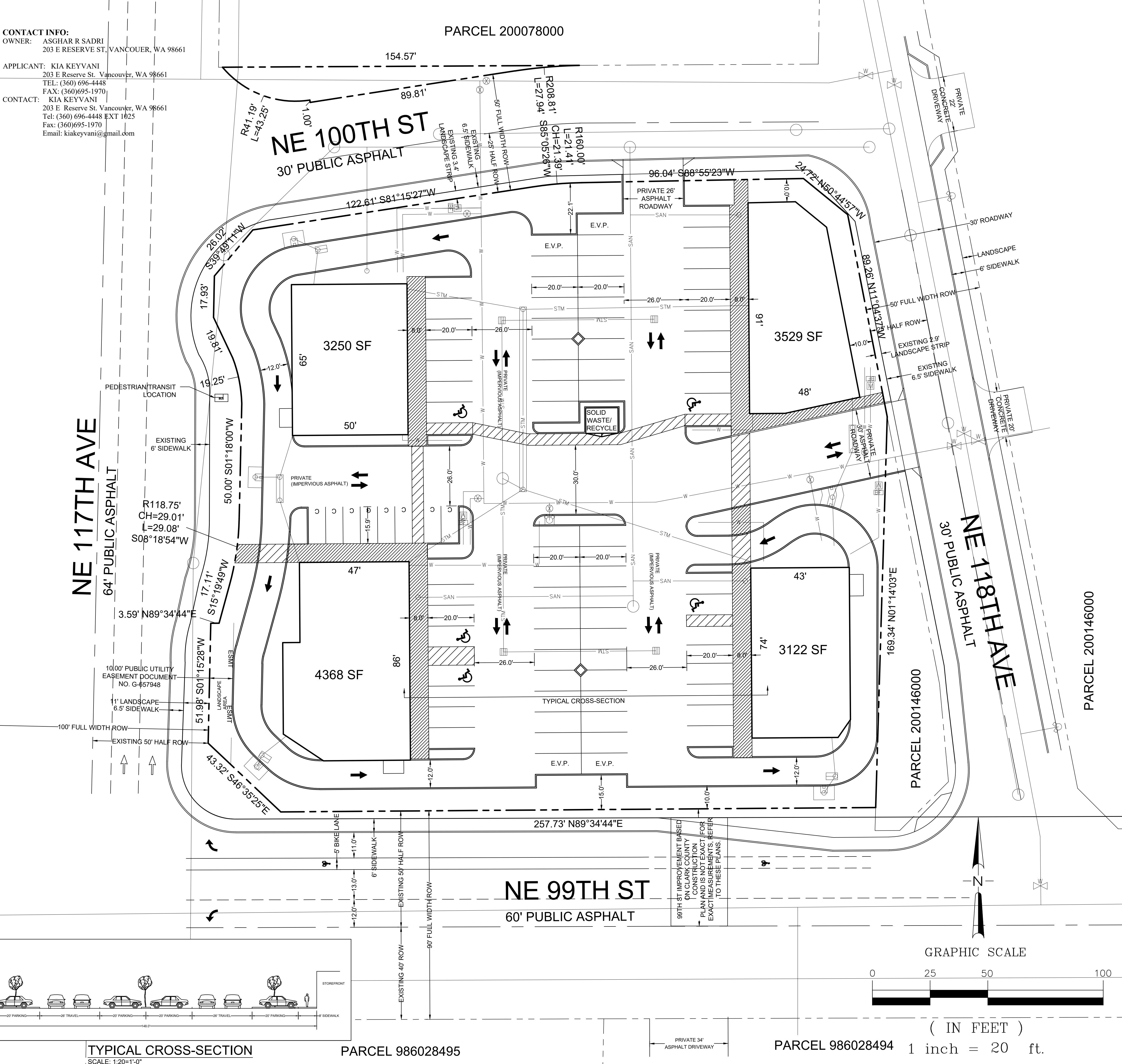
NOTE:

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.

LEGEND:

- W WATER LINE (SEE CIVIL FOR FULL WATER SYSTEM LEGEND)
- STM STORM LINE (SEE CIVIL FOR FULL STORM SYSTEM LEGEND)
- SAN SEWER LINE (SEE CIVIL FOR FULL SEWER SYSTEM LEGEND)
- ADJACENT TAXLOT
- PROPOSED BUILDING
- LANDSCAPE BUFFER LINE
- ESMT EXISTING EASEMENT
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- SIDEWALK/CONC. PAD/TRAIL
- TRASH ENCLOSURE

↑ DIRECTION OF VEHICLE
♿ DISABLED PARKING



PRELIMINARY SITE PLAN FOR:
FOUR CORNER PLAZA

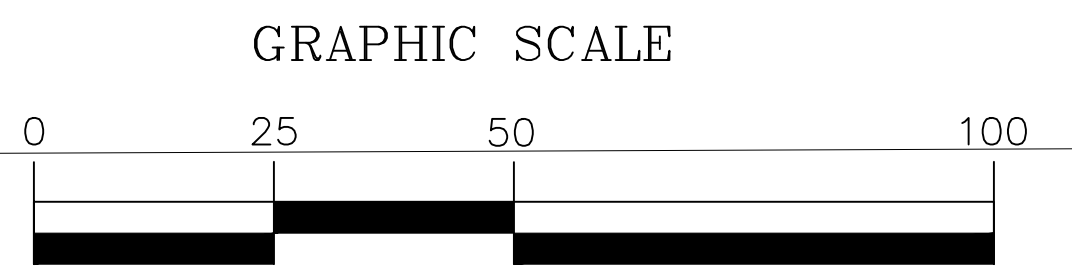
CHANGES / REVISIONS

DESCRIPTION	DATE
(NOT FULLY COMPLETE APPLICATION COMMENTS ADDRESSED BELOW)	
• APPLICANT/OWNER, CONTACT INFO.	9/5/2017
• NAME OF PROJECT	
• PROPERTY/OPEN SPACE DIM.	
• PEDESTRIAN/TRANSIT FACILITY	
• LOCATION	
• SURFACE MATERIAL, PRIVATE OR PUBLIC, AND TYP. CROSS-SECTION	
• SURFACE MATERIAL OF OFF-SITE ROADS	
DRIVE-THRU BUILDING REDUCTION	9/7/2017
2ND NOT FULLY COMPLETE REVISIONS	9/27/2017
DRIVE-THRU BUILDING ADJUSTING	10/10/2017

DESIGNED: ST
 DRAWN: ST
 CHECKED: KK
 DATE: OCTOBER 2017
 SCALE: H: 1" = 20'
 V:

JOB NO.

SHEET
SP1.0



(IN FEET)
1 inch = 20 ft.