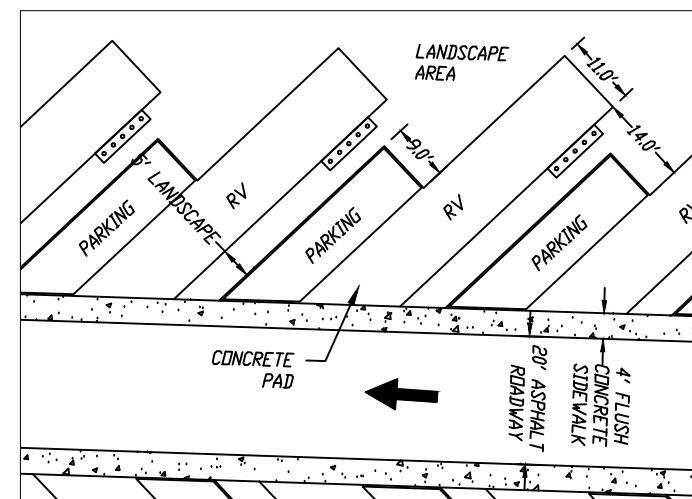
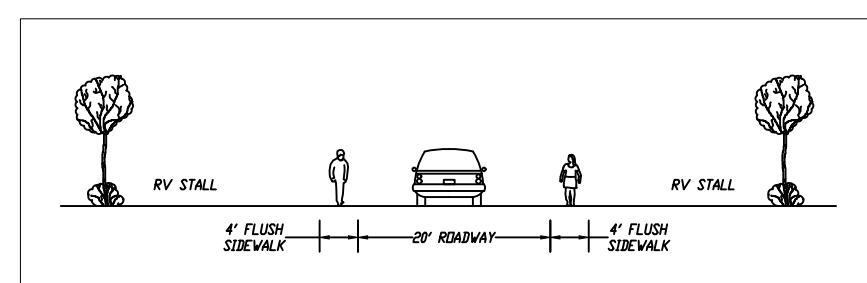




VICINITY MAP  
NOT TO SCALE



TYPICAL RV STALL DETAIL  
SCALE: 1:30



ROAD SECTION DETAIL  
SCALE: 1:30

**SUMMARY INFO:**

**DEVELOPMENT STANDARDS CG ZONE (40.230.010)**  
 MINIMUM LOT SIZE: NONE  
 MAXIMUM LOT COVERAGE: N/A  
 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: 0-5 FT & 10 FT  
 MINIMUM LANDSCAPE AREA: 15% OF TOTAL AREA

**RV PARK DEVELOPMENT DATA:**

PROPOSED SITE AREA: 661,854 SF 15.2 ACRES  
 TOTAL RV PADS: 261  
 PROP. BLDG: 9,101 SF 0.4% OF SITE AREA  
 ROW: 7,752 SF 131ST AVE DEDICATION  
 NET AREA: 553,579 SF 84% OF SITE AREA  
 LANDSCAPE: 180,553 SF 33% OS NET AREA  
**PARKING:**  
 PROVIDED: 59 (INCL. 5 HANDICAP & 21 VISITOR)  
**WASTE/RECYCLE:**  
 REQUIRED: (850 SF(AVERAGE RV PAD) x 261) / (1000) (x4) + 10 = 897 SF  
 (9101 SF(BUILDING) / 1000) (x4) + 10 = 46 SF  
 PROVIDED: 1230 SF

**STORM FACILITY:**

SEE CIVIL PLAN  
 PROVIDED IN FRONT OF EACH BUILDING

**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:**

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**

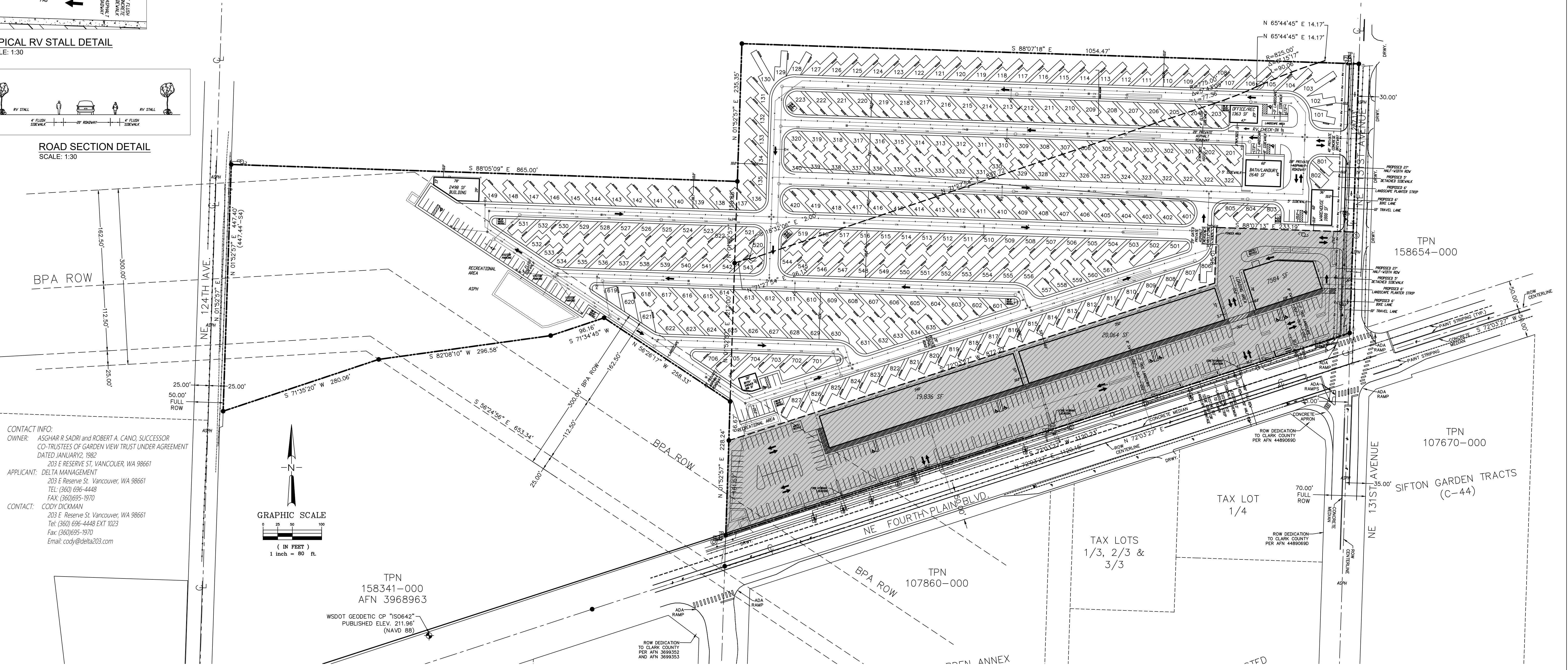
JURISDICTION: CLARK COUNTY  
 WATER: VANCOUVER  
 SEWER: VANCOUVER  
 ELECTRIC UTILITY: TO BE DETERMINED  
 BUILDING CODE: TO BE DETERMINED  
 CONSTRUCTION: TO BE DETERMINED  
 USE TYPE: TO BE DETERMINED

**NOTE:**

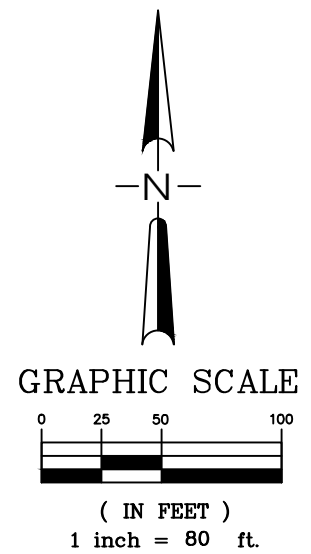
IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS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

**LEGEND:**

- SANITARY SEWER LINE (SEE CIVIL FOR STRUCTURE)
- WATER LINE (SEE CIVIL FOR STRUCTURE)
- STORM LINE (SEE CIVIL FOR STRUCTURE)
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING
- LANDSCAPING
- PARKING SPACE
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- SIDEWALK/CONC. PAD/TRAIL
- TRASH ENCLOSURE
- RV UTILITY
- DIRECTION OF ROAD
- INDICATES FOUND MONUMENT
- INDICATES CALCULATED POSITION
- INDICATES BENCH MARK
- INDICATES RIGHT OF WAY CENTERLINE
- 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 SANITARY 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
- WATER LINE (SEE CIVIL FOR FULL WATER SYSTEM LEGEND)
- STORM LINE (SEE CIVIL FOR FULL STORM SYSTEM LEGEND)
- SEWER LINE (SEE CIVIL FOR FULL SEWER SYSTEM LEGEND)



**CONTACT INFO:**  
 OWNER: ASGHAR R. SADRI and ROBERT A. CANO, SUCCESSOR CO-TRUSTEES OF GARDEN VIEW TRUST UNDER AGREEMENT DATED JANUARY 2, 1982  
 203 E RESERVE ST, VANCOUVER, WA 98661  
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 203 E Reserve St, Vancouver, WA 98661  
 TEL: (360) 696-4448  
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 CONTACT: CODY DICKMAN  
 203 E Reserve St, Vancouver, WA 98661  
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 Fax: (360) 695-1970  
 Email: cody@delta203.com



PRELIMINARY SITE PLAN FOR:  
**ORCHARDS RV PARK**

CHANGES / REVISIONS		DATE	DESCRIPTION	DATE	DESIGNED: ST	DATE: NOVEMBER 2017	JOB NO.
DESCRIPTION					DRAWN: ST	SCALE: H: 1" = 80'	SHEET
					CHECKED: KK	V:	S1.0