

**VICINITY MAP**  
(NOT TO SCALE)

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

APPLICANT: Delta Development LLC  
203 E Reserve St. Vancouver, WA 98661  
TEL: (360) 696-4448  
FAX: (360) 695-1970

CONTACT: KIA KEYVANI  
CODY DICKMAN  
203 E Reserve St. Vancouver, WA 98661  
Tel: (360) 696-4448  
Fax: (360) 695-1970  
Email: kiakeyvani@gmail.com  
cody@delta203.com

**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:**  
PROPOSED SITE AREA: 182,638 SF 4.19 ACRES  
PROP. BLDG: 47,484 SF 26% OF SITE AREA  
NET AREA: 130,366 SF (GROSS - BLDG - 4,788 SF ROW)  
71% OF SITE AREA  
LANDSCAPE: 30,436 SF 23% OF NET AREA

**PARKING:**  
REQUIRED: 1 SPACE/350 SF OF FLOOR AREA (40.340.010-3)  
47,484/350 = 136

PROVIDED: 232 (7 HANDICAP)

**WASTE/RECYCLE:**  
REQUIRED: 10 SF/ONE THOUSAND (1,000) SQUARE FEET OF GFA  
(47,484 SF/1000)x10 = 475 SF

PROVIDED: 488 SF

**STORM FACILITY:**  
SEE SITE & CIVIL PLAN

**LOADING:**  
LOADING AND UNLOADING AREA IS PROVIDED NEXT TO THE EAST BUILDING AND IN FRONT/SIDE OF EACH UNIT

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

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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

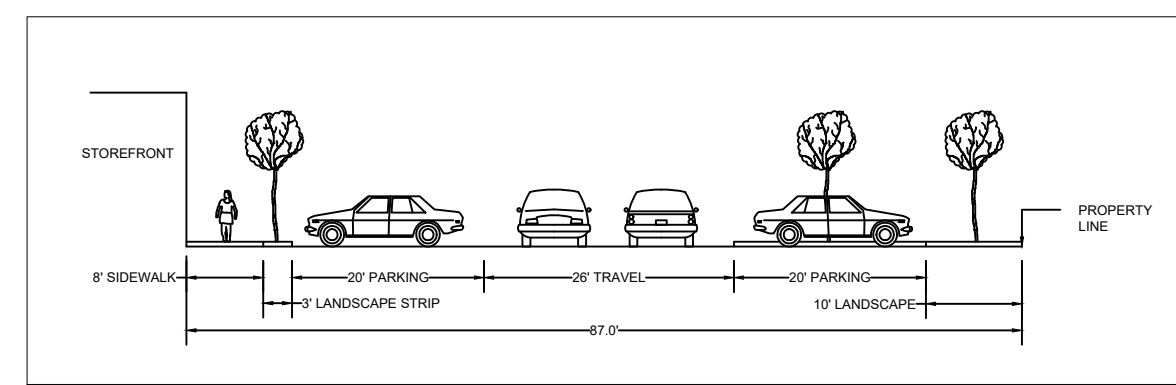
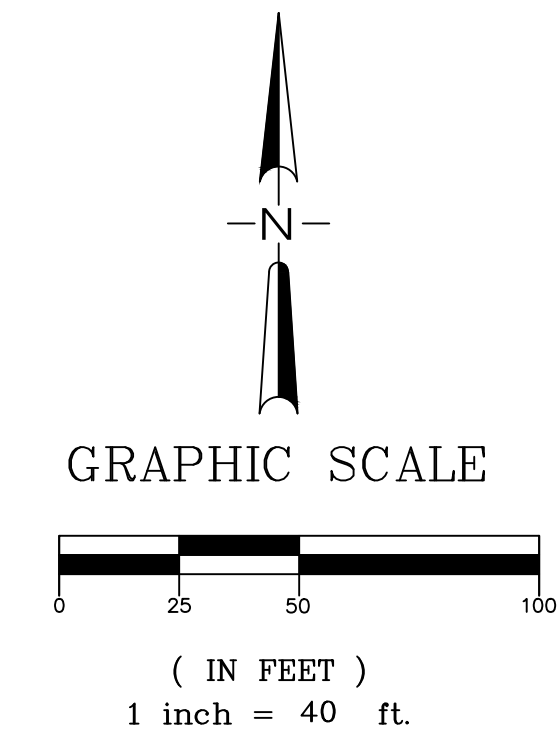
**WETLAND AREA:**  
NO MAPPING INDICATORS

**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

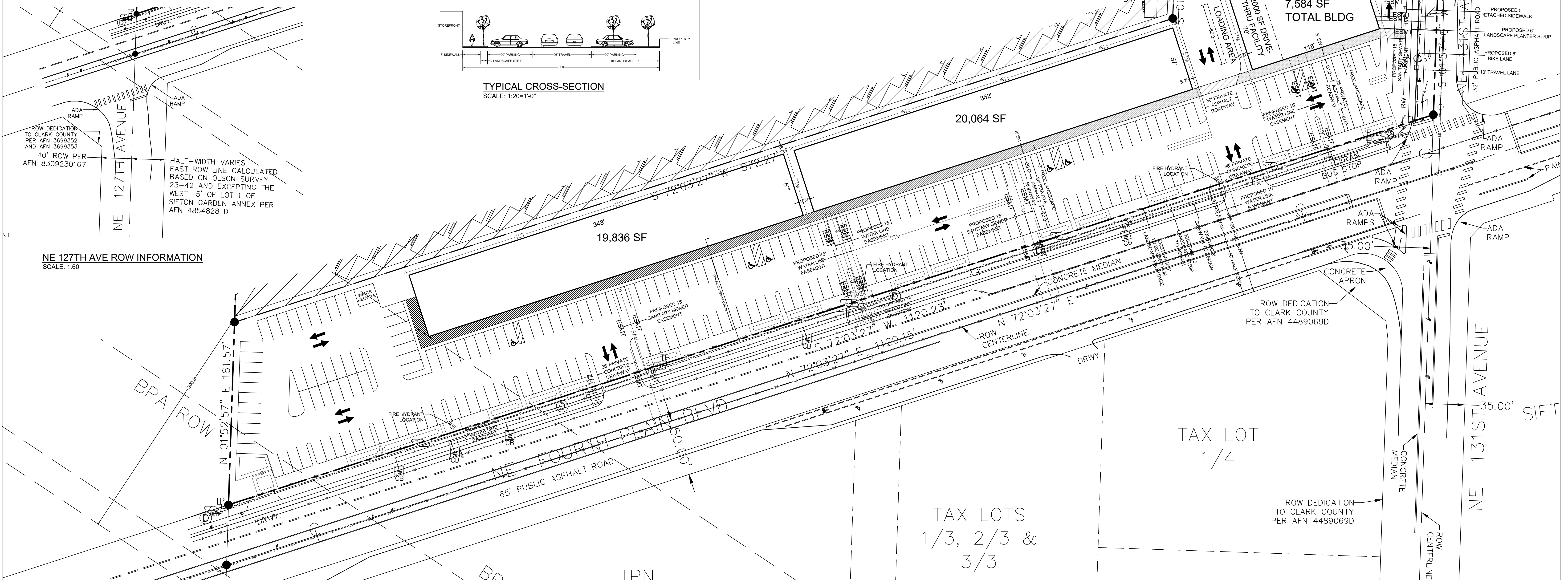
**NOTE:**  
• IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE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

**LEGEND:**

- SAN — SANITARY SEWER LINE (SEE CIVIL FOR STRUCTURE)
- W — WATER LINE (SEE CIVIL FOR STRUCTURE)
- STM — STORM LINE (SEE CIVIL FOR STRUCTURE)
- RW — 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 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 GAS LOCATE
- INDICATES SANITARY LOCATE
- INDICATES STORM LOCATE
- INDICATES TELEPHONE LOCATE
- INDICATES WATER LOCATE
- INDICATES OVER HEAD POWER



**TYPICAL CROSS-SECTION**  
SCALE: 1:20=1'-0"



**NE 127TH AVE ROW INFORMATION**  
SCALE: 1:60

PRELIMINARY SITE PLAN FOR:

**ORCHARDS BUSINESS PARK**

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

CHANGES / REVISIONS	DATE	DATE	DESIGNED: ST	DATE: NOVEMBER 2017	JOB NO.
2ND NOT FULLY COMPLETE	10/24/17		DRAWN: ST	SCALE: H: 1" = 40' V:	<b>SHEET S1.0</b>
			CHECKED: KK		