

VICINITY MAP
(NOT TO SCALE)

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 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.

SUMMARY INFO:

DEVELOPMENT STANDARDS CC ZONE (40.230.010-2)-HIGHWAY 99 OVERLAY
 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, 0-5 FT WEST
 MINIMUM LANDSCAPE AREA: 15%

TOTAL DEVELOPMENT DATA:
 GROSS AREA: 236,863 SF 5.44 ACRES
 BUILDING: 68,284 SF
 ROW AREA: 4,363 SF
 EASEMENT AREA: 12,080 SF
 NET AREA: 232,500 SF (GROSS-ROW)
 LANDSCAPE: 47,355 SF 20% OF NET AREA

COMMERCIAL DEVELOPMENT DATA:
 PROPOSED SITE AREA: 61,145 SF 1.40 ACRES
 PROP. BLDG: 17,700 SF 29% OF SITE AREA
 NET AREA: 37,142 SF
 ROW AREA: 4,363 SF
 EASEMENT AREA: 1,940 SF

PARKING:
 REQUIRED: 1 SPACE/350 SF OF FLOOR AREA
 17,700/350 = 51
 PROVIDED: 75 (3 HANDICAP & 4 ELECTRIC CHARGE)

WASTE/RECYCLE:
 REQUIRED: 10 SF/ONE THOUSAND (1,000) SQUARE FEET OF GFA
 10x(17,700 SF/1000)+10 = 187 SF
 PROVIDED: 200 SF

STORM FACILITY:
 SEE CIVIL PLANS FOR FULL DETAIL

RESIDENTIAL DEVELOPMENT DATA:
 PROPOSED SITE AREA: 175,758 SF 4.03 ACRES
 PROP. BLDG: 50,584 SF 29% OF SITE AREA
 UNITS: 78 APARTMENT
 16 TOWNHOUSE
 NET AREA: 115,304 SF
 EASEMENT AREA: 9,870 SF

PARKING:
 REQUIRED: 1.5 SPACES/DWELLING UNIT (MULTIFAMILY)
 78 x 1.5 = 117
 2 SPACES/DWELLING UNIT (TOWNHOUSES)
 16 x 2 = 32-(16 GARAGE UNITS)=16
 PROVIDED: 131 (5 HANDICAP, 7 ELECTRIC CHARGE)

WASTE/RECYCLE:
 REQUIRED: 5 SF/PER UNIT + 50
 (5 X 94) + 50 = 520 SF
 PROVIDED: 600 SF

STORM FACILITY:
 SEE CIVIL PLANS FOR FULL DETAIL

LOADING:
 SHALL BE DETERMINED

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

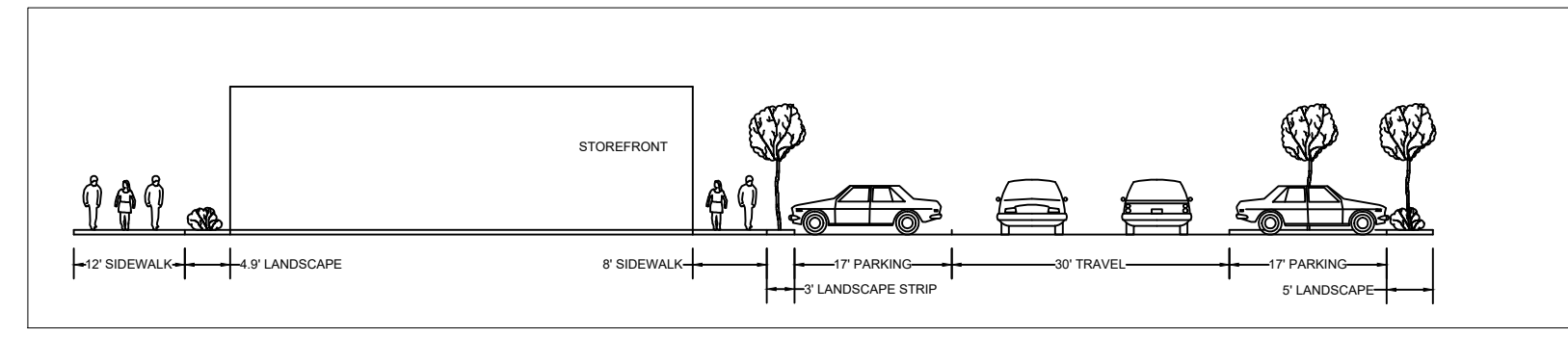
ABOVE-GROUND UTILITIES:
 SEE CIVIL PLANS

EXISTING STRUCTURE TO BE RETAINED:
 NONE

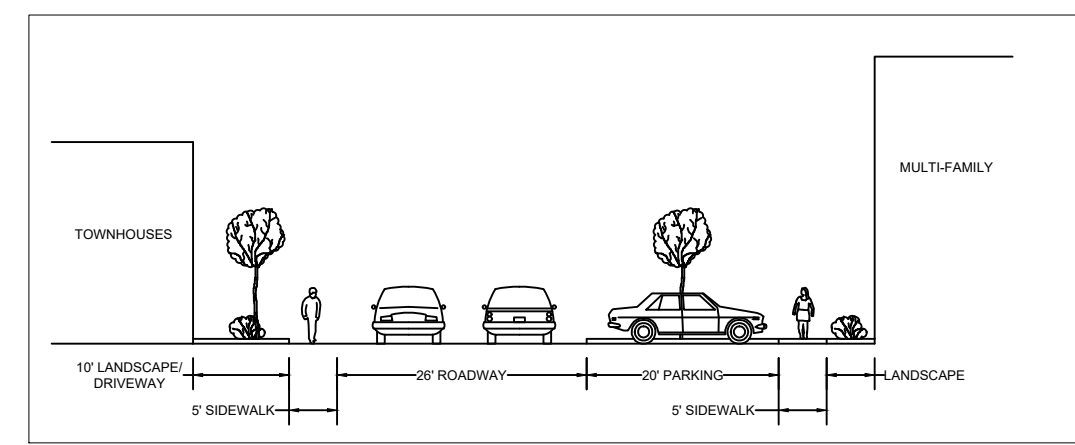
SIGNING AND STRIPING PLAN:
 SHALL BE DETERMINED

SIGN PLAN:
 IS NOT PROPOSED AT THIS TIME.

SANITARY SEWER EASEMENT:
 SEE CIVIL PLANS FOR FULL DETAIL



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



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

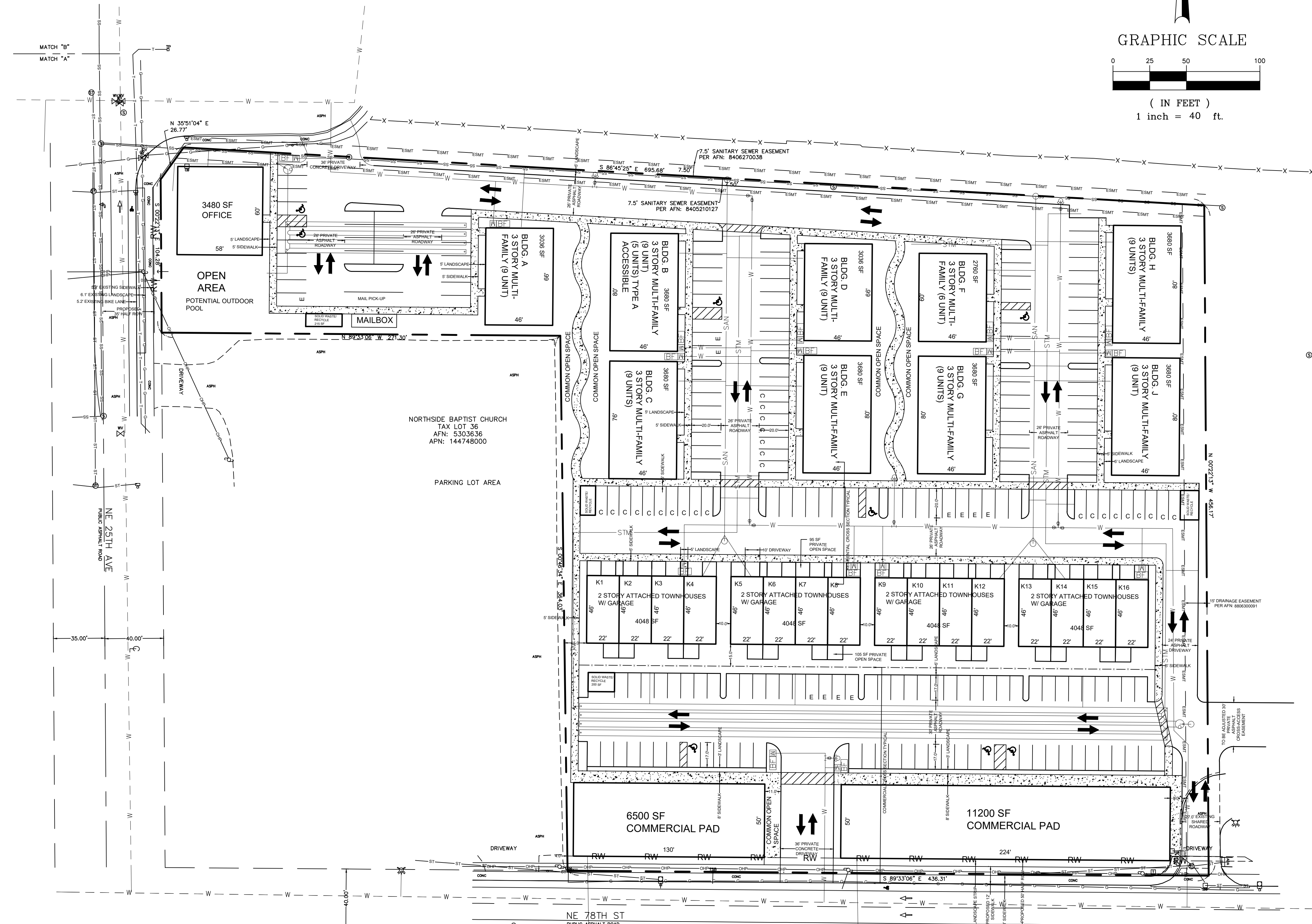
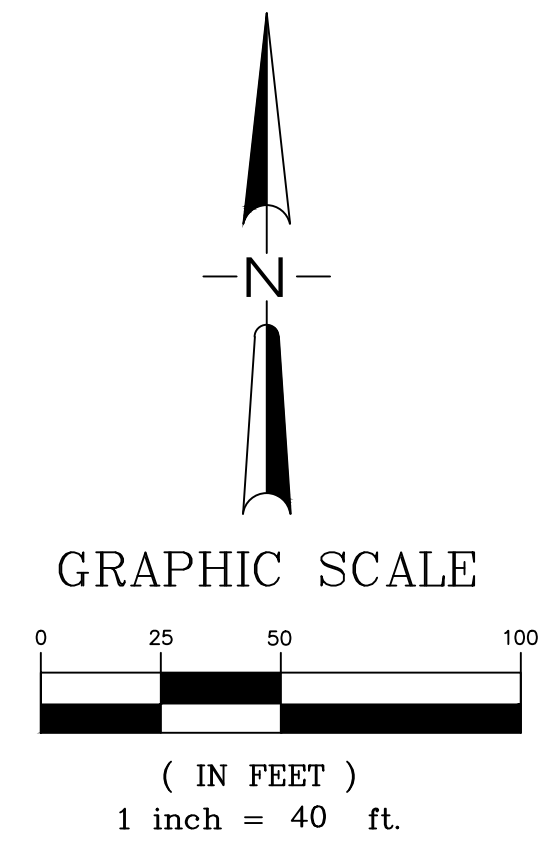
LEGEND:

- BUILDING
- PROPERTY LINE
- EASEMENT PROPOSED/EXISTING
- PROPOSED FENCE
- SIDEWALK/PEDESTRIAN WALKWAY
- TRASH ENCLOSURE
- LANDSCAPE AREA
- PEDESTRIAN WALKWAY
- ACCESSIBLE ACCESS ARBLE
- VEHICULAR TRAVEL DIRECTION
- ACCESSIBLE PARKING SPACE
- COMPACT PARKING
- ELECTRIC CAR PARKING

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

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

CONTACT: KIA KEYVANI
 203 E Reserve St. Vancouver, WA 98661
 Tel: (360) 696-4448 EXT 1025
 Fax: (360)695-1970
 Email: kiakeyvani@gmail.com



PRELIMINARY SITE PLAN FOR:
78TH ST PLACE

CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED: ST
 DRAWN: ST
 CHECKED: KK
 DATE: OCTOBER 2017
 SCALE: H: 1" = 40'
 V:

JOB NO.
SHEET
S1.0