

# 13th Avenue Site Plan

Located in the SE 1/4 of Section 2, Township 2N, Range 1E, W.M., in Clark County, Washington



VICINITY MAP TO SCALE

Owner/Applicant:  
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Project Contact:  
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GENERAL NOTES:  
The site address is 8007 NE 13th Ave, Vancouver, WA 98665. The site serial number is 145524000.

PRESENT USE:  
This site is currently vacant.

EXISTING ROADS:  
NE 13th Avenue is classified as an Urban (C-2) Collector according to Clark County GIS Aerial Classifications.

EXISTING WELLS OR SEPTICS:  
There are no known wells or septic located on site.

EXISTING CONDITIONS:  
C-2 collector runs along the East and discharges to the West. A runoff ditch from 78th Street enters the site from the south and is a tributary to Cougar Creek. The site is currently vacant and contains approximately 39 per cent of 2007 CTR and other wetland areas.

There are wetlands on site. There are no known designated 100 year floodplains, unstable slopes, or other geologic or geotechnical conditions. Significant historic sites or significant wetlands habitat or riparian areas on this site. There are no existing structures on site.

EXISTING ZONING:  
The site is zoned CC & R-18. It is part of the Hwy 99 Overlay District: Toletown Center & Mixed Residential.

SETBACKS:  
Front = 10'  
Rear = 10'  
Side = 10'

SITE DATA:  
Existing Site Area = 741,882 SF (17.03 AC)  
Right-of-way Dedication = 1,456 SF (0.03 AC)  
Site Area = 740,526 SF (17.00 AC)

Public Water Purveyor = CPU  
Public Sewer Purveyor = CRWWD

Boundary data shown on the plan was prepared by PLS Engineering.

If any cultural or historical resources are discovered during construction activity, construction shall cease until a qualified archaeologist assesses the find.

TRANSIT:  
There is a C-Tran bus stop approximately 600' South of the site on NE 78th Street.

Bike Lanes:  
There are not any bike lanes within 100' of the site.

USABLE OPEN SPACE REQUIREMENTS		
Building A (25,700)	Required	Outside
Building B (25,700)	2,570 SF	1,285 SF
Building C (17,200)	1,720 SF	860 SF
Building D (62,861)	6,286 SF	3,143 SF
Total Required	13,146 SF	6,573 SF
Total Proposed	16,100 SF	7,600 SF

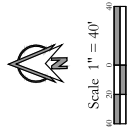
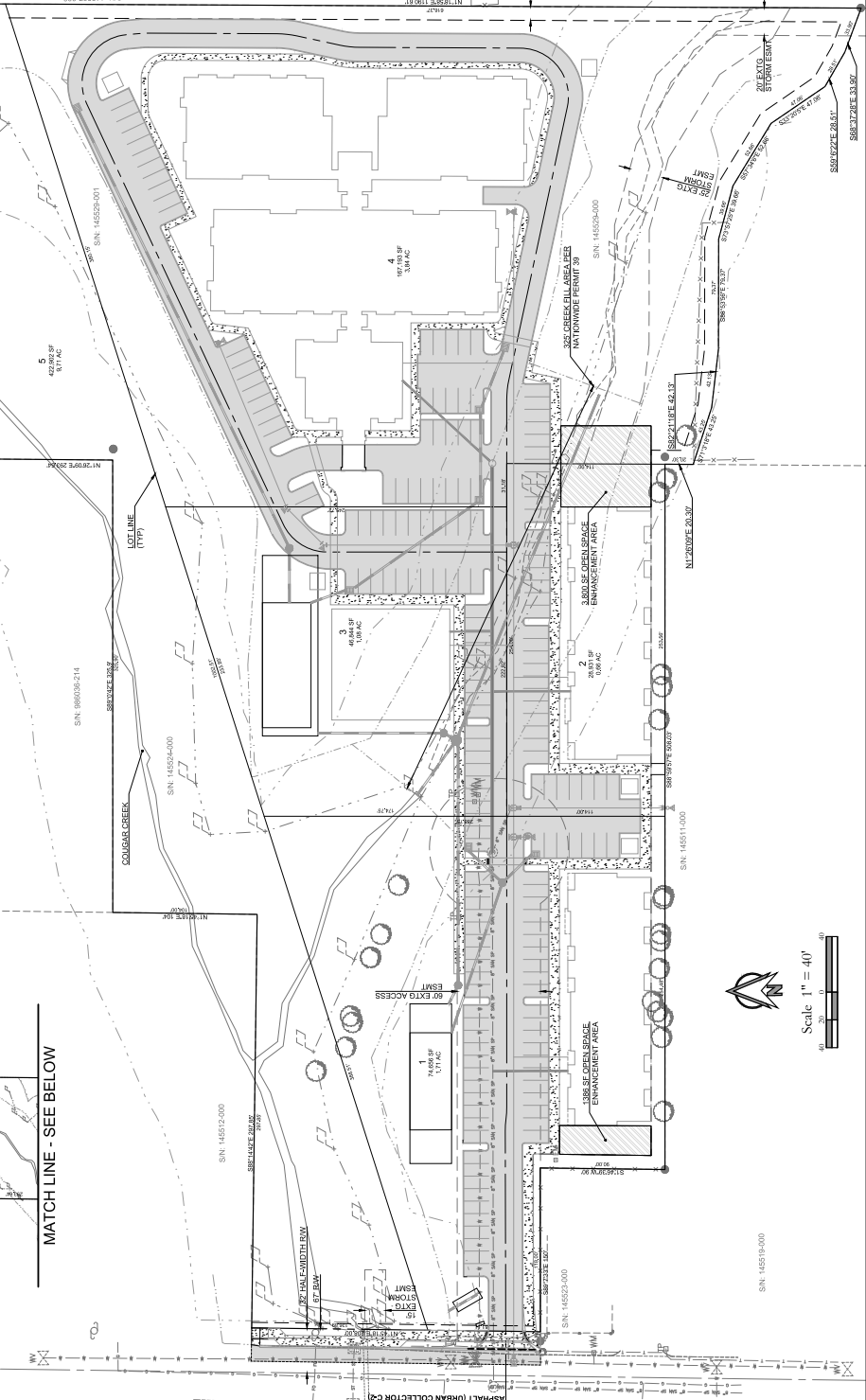
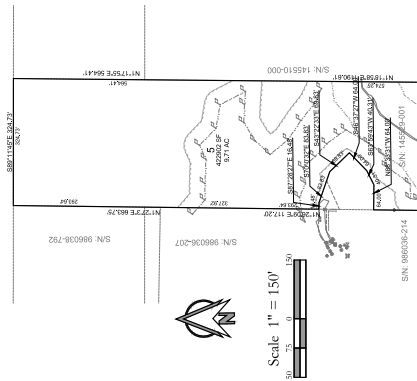
SHORT PLAT AREAS	
1606 Area Parcel 145529-001	17.00 Acres
Lot 1	7.71 Acres
Lot 2	0.66 Acres
Lot 3	1.09 Acres
Lot 4	3.84 Acres
Lot 5	9.71 Acres

**Legend**

- Proposed Asphalt Concrete
- Proposed Cement Concrete
- Proposed Gravel

MATCH LINE - SEE ABOVE

MATCH LINE - SEE BELOW



Scale 1" = 150'

Scale 1" = 40'

NO.	REVISIONS
1	
2	
3	



PROJECT NO. 2818	DATE: 11/20/2024
DESIGNED BY: SWG	DRAWN BY: SWG
CHECKED BY: SWG	SCALE: 1" = 40'
REVIEWED BY: TPL	