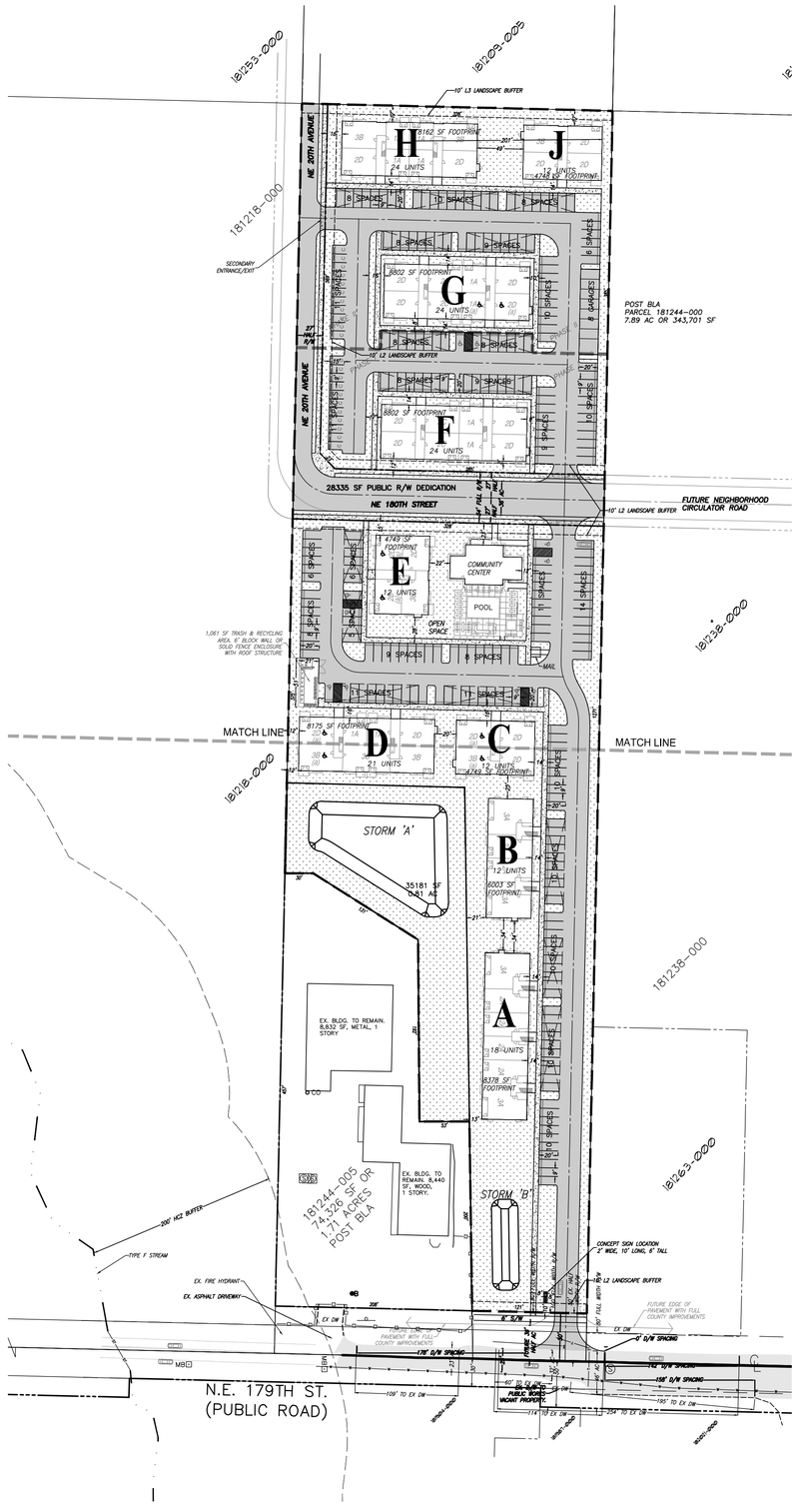
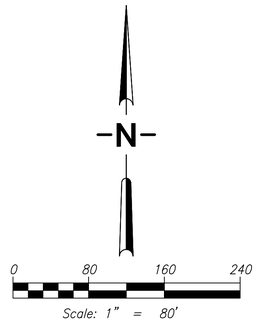




LANDSCAPE CALCULATIONS:
NET SITE AREA 315,396 SF
63,079 SF LANDSCAPING REQUIRED = 20%
83,657 SF LANDSCAPING PROPOSED = 26.5%

OPEN SPACE CALCULATIONS
36x300=10,800 SF OPEN SPACE
123x200=24,600 SF OPEN SPACE
TOTAL OPEN SPACE REQUIRED=35,400 SF
TOTAL PROPOSED OPEN SPACE=48,373 SF

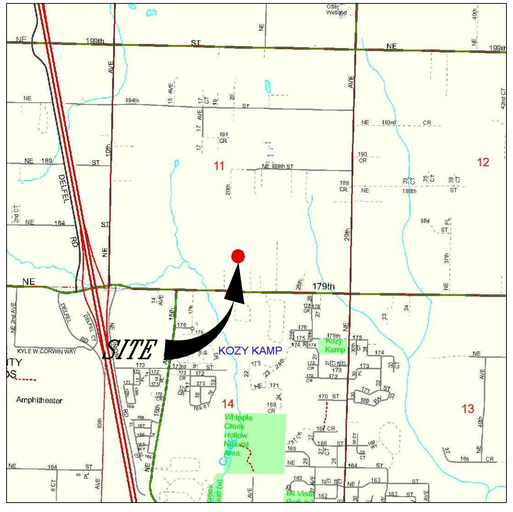
PARKING REQUIREMENTS
REQUIRED PARKING SPACES: 159 DWELLING UNITS X 1.5 = 239 SPACES
REGULAR PARKING SPACES: 252 SPACES (10 ADA, 129 CARPORTS)
GARAGE PARKING SPACES: 8 SPACES
COMPACT PARKING SPACES: 22 SPACES
TOTAL PROPOSED PARKING SPACES: 282 SPACES (1.77 PER UNIT)

TYPE A AND B UNITS
ALL GROUND FLOOR UNITS ARE TYPE B UNITS. 15 TYPE A UNITS HAVE BEEN PROVIDED.

CURB STOPS
CURB STOPS WILL BE PLACED IN ALL PARKING ABUTTING SIDEWALKS.

DENSITY CALCULATIONS
7.24 AC NET X 22 = 159.29 UNITS MAX.
159 UNITS PROPOSED

SOLID WASTE & RECYCLING
(CCC40.360.020)
159 UNITS PROPOSED
50 SF MIN. FOR FIRST 10 UNITS
5 SF PEER UNIT OVER 10 (149X5)
745 SF + 50 SF = 795 SF MIN. REQUIRED
913 SF PROPOSED IN ONE CENTRAL LOCATION. DOOR PICKUP SERVICE TO BE USED ON PROJECT.



VICINITY MAP
NTS

NE 179TH STREET APARTMENTS–WEST

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY SITE PLAN

MAY 2020

APPLICANT:
VANCE DEVELOPMENT LLC
ATTN: GARY VANCE
2005 SE 192ND AVE, SUITE 200
CAMAS, WA 98607
PH: 360–356–2453
EM: gary@vancedevelopment.com

PROPERTY OWNERS:
JAMES & ALLISON CARLSON
1932 NE 179TH ST RIDGEFIELD, WA 98642
EDWARD ROY & LUELLA ROY
PO BOX 821389 VANCOUVER, WA 98682

PARCELS # & PROPERTY ADDRESSES:
181244–000 & 181244–005
1932 & 1912 NE 179TH STREET
RIDGEFIELD, WA 98642

CONTACT PERSON:
SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBER	181244–000			
CURRENT USE	ONE EXISTING SINGLE–FAMILY RESIDENCE AND OUTBUILDINGS			
ZONING DESIGNATION	OR–22			
GROSS SITE AREA PRE BLA	9.60	ACRES	418,102	S.F.
GROSS SITE AREA POST BLA	*7.89*	*ACRES*	*343,776*	*S.F.*
TRANSIT ROUTES	NO KNOWN C–TRAN ROUTES WITHIN 1 MILE OF THE SITE.			
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY CLARK REGIONAL WASTE WATER DIST., PUBLIC WATER SERVICE WILL BE PROVIDED BY CLARK PUBLIC UTILITIES. AT LEAST TWO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. AT LEAST ONE WELL IS KNOWN TO EXIST ON–SITE.			

ENVIRONMENTAL CONDITIONS

THE SITE CONTAINS SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE WHIPPLE CREEK & SALMON CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PROPOSED USE

159 APARTMENT UNITS (RESIDENTIAL)

OR–22 DEVELOPMENT STANDARDS

REQUIRED DENSITY	22 D.U./ACRE MAX. – 15 D.U./ACRE MIN.
PROPOSED DENSITY	159 UNITS/7.24 NET ACRES = 21.96 UNITS/ACRE
MINIMUM LOT AREA	10,000 S.F. MIN. ALLOWED
MINIMUM LOT WIDTH	50' MIN. ALLOWED
MINIMUM LOT DEPTH	90' MIN. ALLOWED
FRONT YARD SETBACK	10'
GARAGE SETBACK	18'
STREET SIDE YARD SETBACK	10'
INTERIOR SIDE YARD SETBACK	10'
REAR YARD SETBACK	15'
MAXIMUM LOT COVERAGE	50% ALLOWED
MAXIMUM BUILDING HEIGHT	50'
LANDSCAPED AREA	MIN. 20%

UTILITY PROVIDERS

SEWER	CRWWD
WATER	CLARK PUBLIC UTILITIES
ELECTRICAL	CLARK PUBLIC UTILITIES

STORMWATER MANAGEMENT — CLARK COUNTY STANDARDS (40.386)

TREATMENT	STORMWATER IS PROPOSED TO BE TREATED USING BIO–RETENTION FACILITIES, WET PONDS RAINGARDENS OR OTHER APPROVED BMP'S
DISPOSAL	TREATED STORMWATER WILL BE DETAINED AND RELEASED BELOW PRE–DEVELOPED RATES.

PROPOSED RESIDENTIAL AREA SUMMARY	***ACRES***	***S.F.***	
GROSS SITE AREA	7.08	308550	
NET SITE AREA (OR–22 ZONED) POST BLA	*7.24*	315396	
AVERAGE LOT AREA	N/A	N/A	
RIGHT–OF–WAY DEDICATION	*0.65*	28335	
LANDSCAPED AREA AND OPEN SPACE	*T.B.D.*	T.B.D.	00%
BLA AREA	*0.81*	35181	

SGA ENGINEERING & DESIGN
CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

2005 BROADWAY
VANCOUVER, WA 98663
PHONE (360)993-0911
FAX (360)993-0912

PROFESSIONAL ENGINEER — NOT VALID WITHOUT A LIVE SIGNATURE AND SEALED

PRELIMINARY SITE PLAN

NE 179TH STREET APARTMENTS – WEST

CLARK COUNTY WASHINGTON

PRELIMINARY

REVISIONS

DESIGNED BY:	SAT,SEM
DRAWN BY:	SAT,SEM
CHECKED BY:	JAI
SCALE:	1" = 80'

JOB NUMBER	SHEET
1960	PRE2.0

© SGA ENGINEERING PLLC – DATE PLOTTED: Jul 02, 2020 – 1:29 PM SGA DRAWING FILE: W:\JWC\1960 – NE 179TH STREET APARTMENTS\DRAWINGS\2–PRELIM SHEET SET\PRELIMINARY SITE PLAN.DWG