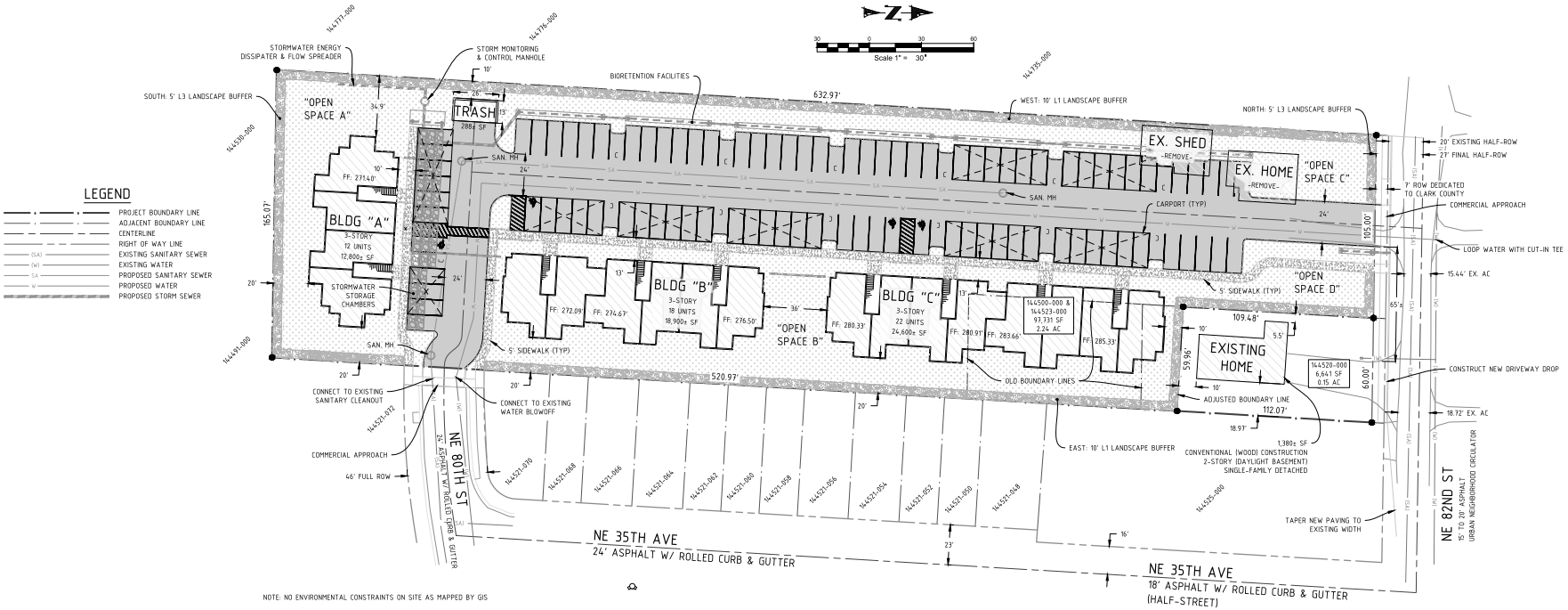
82ND STREET APARMENTS

A SITE PLAN APPLICATION FOR A 52-UNIT APARTMENT COMPLEX INVOLVING A LOT CONSOLIDATION, A BOUNDARY LINE ADJUSTMENT, AND A REMAINING SINGLE-FAMILY HOME.



NOTE: NO ENVIRONMENTAL CONSTRAINTS ON SITE AS MAPPED BY GIS

VICINITY MAP
NTS

SITE INFORMATION

ADDRESS: 3413 AND 3501 NE 82ND ST, VANCOUVER, WA 98665
PARCEL NUMBERS: LOT 14 (144500) SW 1/4 S01 T2N R1E WM
LOT 35 (144520)
LOT 38 (144523)
CURRENT USE: SINGLE FAMILY HOMES & VACANT
ZONE: R-22
PLANNING: URBAN MEDIUM DENSITY RESIDENTIAL (UM)

SITE AREA (EXISTING): 2.43 AC

SEWER & WATER ARE AVAILABLE AT NE 80TH ST AND NE 82ND ST. THE SITE IS NOT SERVED BY PUBLIC TRANSPORTATION.

APPLICANT/OWNER

KEN CORNELISON
2014 NW DOUGLAS STREET
CAMAS, WA 98607
EMAIL: KENCORNELISON500@GMAIL.COM

ENGINEER/CONTACT

ENGINEERING NORTHWEST PLLC
7504 NW 10TH AVE
VANCOUVER, WA 98685
CONTACT: PAUL WILLIAMS, P.E.
PHONE: (360) 931-3122
EMAIL: PAULWILLIAMSPE@GMAIL.COM

DENSITY

ROW DEDICATION (ENTIRE FRONTAGE): 1,155 SF (0.03 AC)
GROSS SITE AREA (3 ORIGINAL LOTS): 104,373 SF (2.40 AC)
NET DEVELOPABLE (LESS LANDSCAPE): 83,498 SF (1.92 AC)

MINIMUM DENSITY 15 UNITS/AC: 15 UNITS/AC x 1.92 AC = 29 (28.75)
MAXIMUM DENSITY 22 UNITS/AC: 22 UNITS/AC x 2.40 AC = 53 (52.71)

PROVIDED 53 UNITS
(EXISTING SINGLE-FAMILY HOME AND 52 APARTMENT DWELLING UNITS)

UTILITY PROVIDERS

SANITARY SEWER: CLARK REGIONAL WASTE WATER DEPARTMENT

WATER: CLARK PUBLIC UTILITIES

ELECTRICAL: CLARK PUBLIC UTILITIES

STORM: CLARK COUNTY STANDARDS

STORMWATER

STORMWATER RUNOFF FROM THE PARKING LOTS WILL BE COLLECTED AND TREATED BY BIO-RETENTION FACILITIES. THE TREATED WATER WILL INFILTRATE AT THE FACILITIES OR FLOW TO STORAGE CHAMBERS UNDER THE PARKING LOT. ROOF RUN-OFF WILL FLOW DIRECTLY TO THE STORAGE CHAMBERS. THE STORAGE VOLUME OF THE CHAMBERS WILL INFILTRATE WITH OVERFLOW CONTROLLED AND DISPERSED ALONG THE SOUTHWEST PROPERTY LINE.

OPEN SPACE & LANDSCAPING

REQUIRED LANDSCAPING: 20% NET DEVELOPABLE = 1.92 AC x 0.20 = 0.38 AC
PROVIDED LANDSCAPING: 0.91 AC

REQUIRED OPEN SPACE: 200 SF PER 1 OR 2 BED UNIT
300 SF PER 3+ BED UNIT
200 SF x 34 UNITS + 300 SF x 18 UNITS = 12,200 SF

PROVIDED OPEN SPACE: 15,130 SF
A: 96' x 30' = 2,880 SF
B: 390' x 15' + 55' x 36' = 7,830 SF
C: 34' x 65' = 2,210 SF
D: 34' x 65' = 2,210 SF

SANITARY SEWER & WATER

A WATER MAIN WILL BE EXTENDED THROUGH THE APARTMENT DEVELOPMENT FROM THE STUB AT NE 80TH ST AND LOOPED TO A NEW TEE AT NE 82ND ST. A MINIMUM 15 FT WATER EASEMENT WILL BE PROVIDED TO CLARK PUBLIC UTILITIES ABOUT THE PROPOSED MAIN. THE EXISTING HOME ON A SEPARATE PARCEL WILL MAINTAIN THE EXISTING WATER SERVICE.

SANITARY SEWER IS STUBBED AT NE 82ND STREET WITH A CLEANOUT. THIS LINE WILL SERVE THE THREE PROPOSED APARTMENT BUILDINGS. THE EXISTING HOME WILL RETAIN THE EXISTING SANITARY SERVICE.

PUBLIC IMPROVEMENTS

NE 82ND STREET IS AN URBAN NEIGHBORHOOD CIRCULATOR REQUIRING 18' HALF-WIDTH PAVEMENT, CURB & GUTTER, AND SIDEWALKS (ATTACHED OR DETACHED). EXISTING ASPHALT PAVEMENT WIDTH VARIES FROM APPROXIMATELY 15' TO 20'. THE PROJECT WILL CONSTRUCT THE 18' HALF-WIDTH PAVING, CURB & GUTTER, AND ATTACHED SIDEWALK ALONG THE EXISTING HOME AND PROPOSED APARTMENTS FRONTAGE. A SUFFICIENT TAPER FROM THE 18' WIDTH TO EXISTING PAVEMENT WILL BE CONSTRUCTED ON THE SOUTHBOUND LANE OF NE 82ND ST.

THE EXISTING HALF-ROW AT NE 82ND ST IS 20 FT. AN ADDITIONAL 7 FT WILL BE DEDICATED TO CLARK COUNTY ALONG THE PROJECT FOR A FINAL HALF-WIDTH OF 27 FT.

NE 80TH ST WILL BE TERMINATED WITH A COMMERCIAL APPROACH TO THE APARTMENT DEVELOPMENT.

NO SLOPES 15% OR GREATER WITHIN 500 FT OF PROJECT SITE USED FOR ACCESS.

TRASH ENCLOSURE

12 UNITS: 50 SF + 2 x 5 SF = 60 SF
18 UNITS: 50 SF + 8 x 5 SF = 90 SF
22 UNITS: 50 SF + 12 x 5 SF = 110 SF

260 SF REQUIRED
288± SF PROVIDED

PARKING STALLS

PARKING STALLS REQUIRED AT 1.50 STALLS PER DWELLING UNIT.
52 DWELLINGS x 1.50 STALLS/DWELLING = 78 STALLS
104 STALLS PROVIDED FOR 2.00 STALLS PER DWELLING.
4 VAN-ACCESSIBLE STALLS PROVIDED.
13 COMPACT STALLS PROVIDED (12.5%).

CURB STOPS SHALL BE PLACED 3 FT FROM THE CURB IN STALLS ABUTTING SIDEWALKS.

STANDARD STALLS 9' x 20'
COMPACT STALLS 9' x 15'

BOUNDARY LINES

BOUNDARY LINES SHOWN (PROPERTY, CENTERLINES, RIGHT-OF-WAY, ETC.) ARE PRELIMINARY AND SUBJECT TO CHANGE. A BOUNDARY SURVEY HAS NOT BEEN COMPLETED AT THIS TIME.

A LOT CONSOLIDATION WILL BE FILED TO COMBINE TWO OF THE THREE EXISTING LOTS. THE EXISTING HOME TO REMAIN, SHOWN ABOVE, WILL LAY ON ONE OF THE REMAINING LOTS. A BOUNDARY LINE ADJUSTMENT WILL BE FILED TO SET THE REAR BOUNDARY LINE FOR THE REMAINING HOME 10 FT FROM THE STRUCTURE.

Engineering Northwest

PROPOSED PLAN
82ND STREET APARTMENTS
A Site in Clark County, Washington

Consulting Engineers & Planners | 7504 NW 10th Avenue, Vancouver, WA 98665 | PH (360) 931-3122

CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555
"It's the Law"
NORTHWEST UTILITIES NOTIFICATION CENTER

REVISIONS:

SEAL:
STATE OF WASHINGTON
43138
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO:	2019002SP
DESIGNED BY:	PCW
DRAWN BY:	NVS
DATE:	10/4/2019

SHEET NO.
C020

C:\USERS\WORKSTATION\DROPBOX\SITE PLAN\2019002SP - MCKINNEY APARTMENTS\CAD\MCKINNEY MODEL_PRELIM.DWG