

NE 116TH WAY APARTMENTS

MULTIFAMILY DEVELOPMENT OF 120 UNITS

CLARK COUNTY WA



VICINITY MAP : NE 116TH WAY APTS
N.T.S.

CONTACT INFORMATION

APPLICANT/PROPERTY OWNER:
ROTH INVESTMENTS, LLC.
PO BOX 85
BRUSH PRAIRIE WA 98606
TEL (360) 883-5525

REPRESENTATIVE/CONTACT:
THOMAS ELLIS
HAYWARD USKOSKI AND ASSOCIATES, INC.
1101 BROADWAY ST #130
VANCOUVER WA 98660
TEL (360) 635-5223
THOMAS@HUACONSULTING.COM

SURVEYOR:
DAVID DENNY, PLS
MINISTER-GLAESER SURVEYING, INC.
2200 E EVERGREEN BLVD.
VANCOUVER WA 98661
TEL (360) 694-3313
DAD@MGSURVEY.COM

ARCHITECT:
DAVID COMMEREE
DLC ARCHITECTURE LLC
11815 NE 113TH STREET, #104
VANCOUVER WA 98662
TEL (360) 601-9858
DAVID@DLC-ARCHITECTURE.COM

SITE INFORMATION

PARCEL NO.(S): 200088000, 200088005, 200088010
QUARTER SECTION: NE1/4,S34,T3N,R2E
LOT REQUIREMENTS (PER TABLE 40.220.020-2)
ZONING: RESIDENTIAL R-30
TOTAL SITE AREA: 4.75 AC (206,910 SF)
GROSS SITE AREA: 4.37 AC (190,224 SF)
MINIMUM DENSITY: 18 D.U./AC
MINIMUM QUANTITY: 79 UNITS
MAXIMUM DENSITY: 30 D.U./AC
MAXIMUM QUANTITY: 131 UNITS
PROPOSED NUMBER: 120 UNITS
SOLID WASTE AND RECYCLING (PER 40.360.020):
MIN REQUIRED: 600 SF
PROPOSED AREA: 1,120 SF

BUILDING NOTES:

ALL EXISTING BUILDINGS TO BE REMOVED FROM THE SITE. EXISTING BUILDINGS USED FOR RESIDENTIAL OR ACCESSORY STRUCTURES FOR RESIDENTIAL PURPOSES.
NEW BUILDINGS PROPOSED ARE RESIDENTIAL OR ACCESSORY STRUCTURES FOR RESIDENTIAL PURPOSES. SEE ARCHITECTURAL PLANS FOR NEW BUILDING DESIGN AND FEATURES. APARTMENT BUILDINGS ARE THREE STORY. CLUBHOUSE IS ONE STORY. OTHER STRUCTURES PROPOSED ON SITE INCLUDE: TRASH ENCLOSURES, CARPORTS, BBQ STRUCTURE, MAINTENANCE BUILDING (ALL ONE STORY).
BUILDING INFORMATION PROVIDED IS PRELIMINARY AND MAY CHANGE BETWEEN LAND USE APPLICATION AND BUILDING PERMIT APPROVAL.

GENERAL NOTES:

- NO WETLANDS, STREAMS, BUFFERS OR PROTECTED HABITAT ON SITE
- NO EXISTING BUILDINGS TO REMAIN ON SITE FOLLOWING PROPOSED DEVELOPMENT
- NO ROAD SEGMENTS IN EXCESS OF 15% GRADE ON OR WITHIN 500 FT OF SITE USED FOR SITE ACCESS
- ROADS WITHIN 500 FT OF THE SITE USED FOR SITE ACCESS INCLUDE:
 - NE 116TH WAY, ASPHALT, 26 FT WIDE WITHIN 46 FT R.O.W.
 - NE 124TH AVE, ASPHALT, 38 FT WIDE WITHIN 60 FT R.O.W.
 - NE 128TH AVE, ASPHALT, 20 FT WIDE WITHIN 29 FT R.O.W.
 - NE 119TH ST, ASPHALT, 30 FT WIDE WITHIN 70 FT R.O.W.
- EXISTING EASEMENT SHOWN ON EXISTING CONDITIONS PLAN, FUTURE EASEMENT SHOWN ON THIS PLAN AND PRELIMINARY PLAT PLAN.
- DIMENSIONS SHOWN FROM OUTER BUILDING WALL. DIMENSION DOES NOT INCLUDE EAVES.

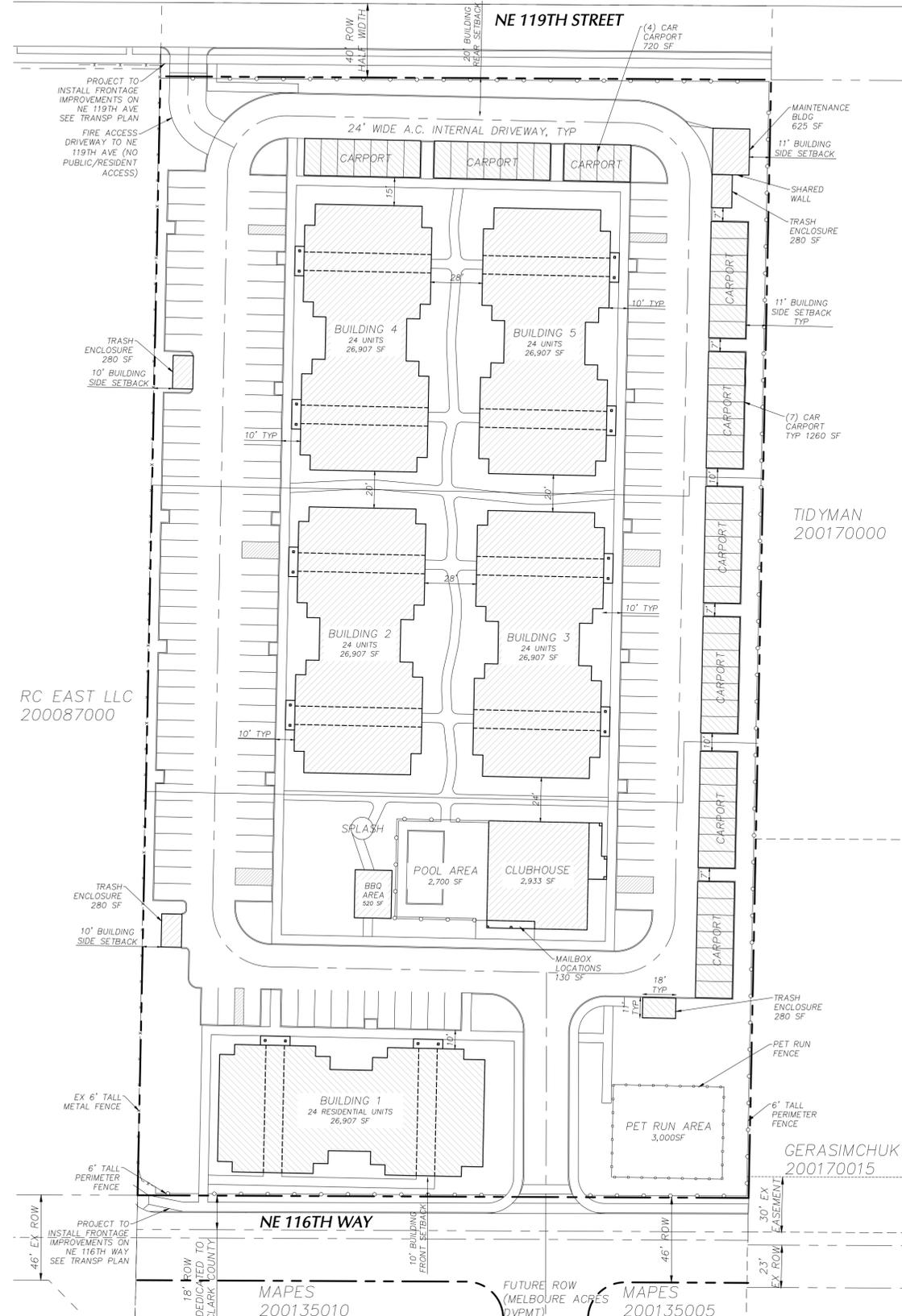
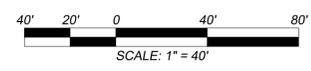


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- COVER/PRELIMINARY SITE PLAN
- EXISTING CONDITIONS
- PROPOSED PLAT
- LANDSCAPE, LIGHTING AND SIGN PLAN
- COMPOSITE UTILITIES AND TRANSPORTATION PLAN



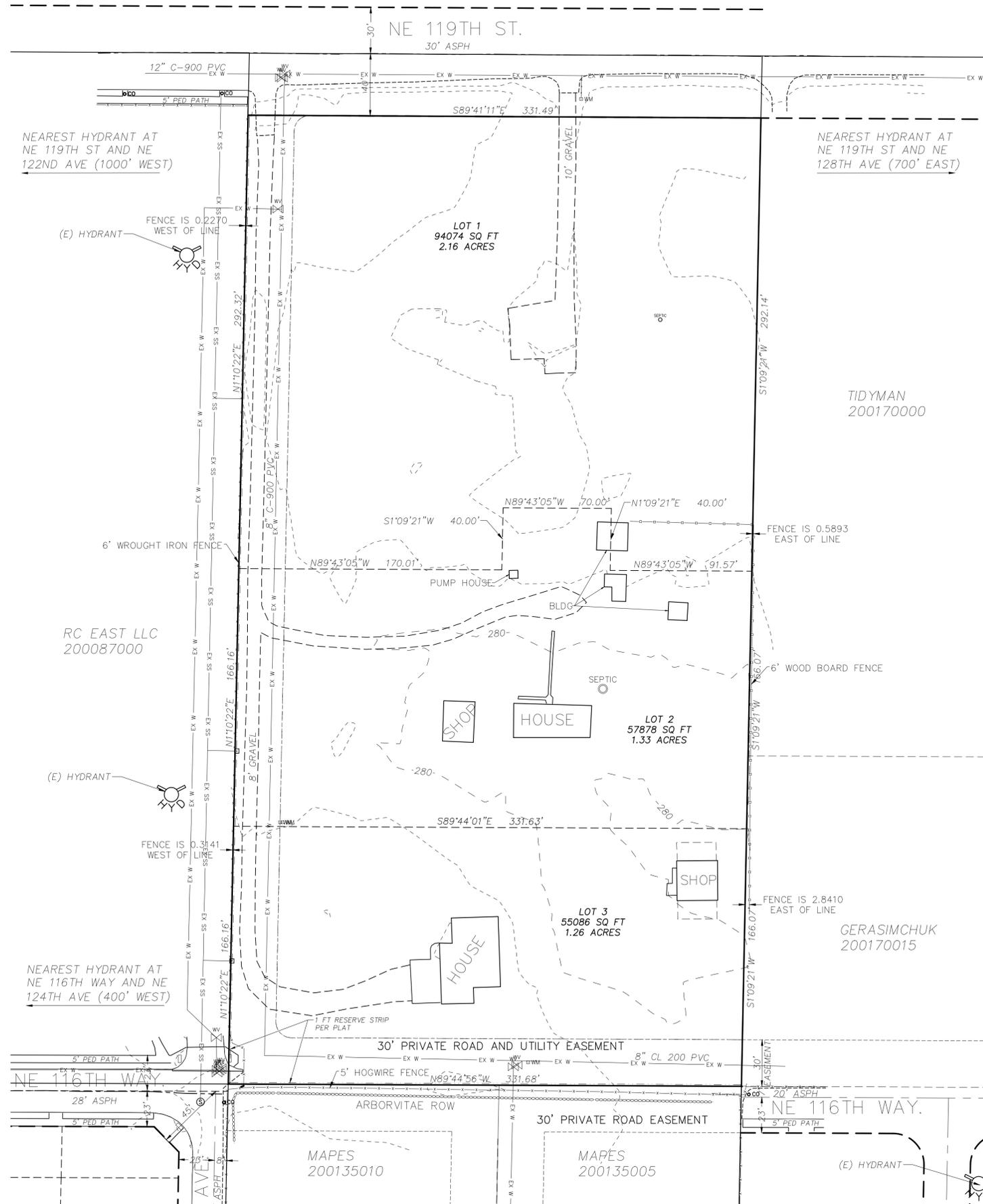
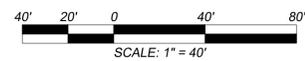
REV	DATE	BY	DESCRIPTION

PROJECT NUMBER: 1004.07
DESIGNED/DRAWN BY: TWE
CHECKED BY: VAU
ISSUE DATE: 05/05/2020

1 OF 5

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VICINITY MAP : NE 116TH WAY APTS
N.T.S.

NOTES:

PROJECT NAME: NE 116TH WAY APARTMENTS
AREA OF SITE: 4.75 AC (206,910 SF)

1. NO CRITICAL AREAS WITHIN 100 FEET OF SITE. NO WATER COURSES, WATERBODIES, SHORELINES, WETLANDS, FLOODPLAINS, FLOOD FRINGE OR FLOODWAY ON SITE.
2. NO UNSTABLE SLOPES OR LANDSLIDE HAZARDS ON SITE. NO PRIORITY HABITAT OR SPECIES AREAS ON SITE.
3. NO HISTORIC OR CULTURAL RESOURCES DETERMINED TO BE ON SITE BY ARCHAEOLOGICAL PREDETERMINATION AND SITE REVIEW COMPLETED BY AAR LLC IN DEC 2019.
4. EXISTING BUILDING ENVELOPES SHOWN ON PLAN
5. NO DRIVEWAYS OPPOSITE SITE ON NE 119TH AVE. PEDESTRIAN FACILITIES SHOWN ON PLAN. NO BICYCLE FACILITIES WITHIN 100 FT OF SITE.
6. NO TRANSIT ROUTES OR STOPS WITHIN 600 FT OF SITE.
7. SEPTIC/SEWER SYSTEMS SHOWN ON PLAN. NO WELLS KNOWN ON SITE.

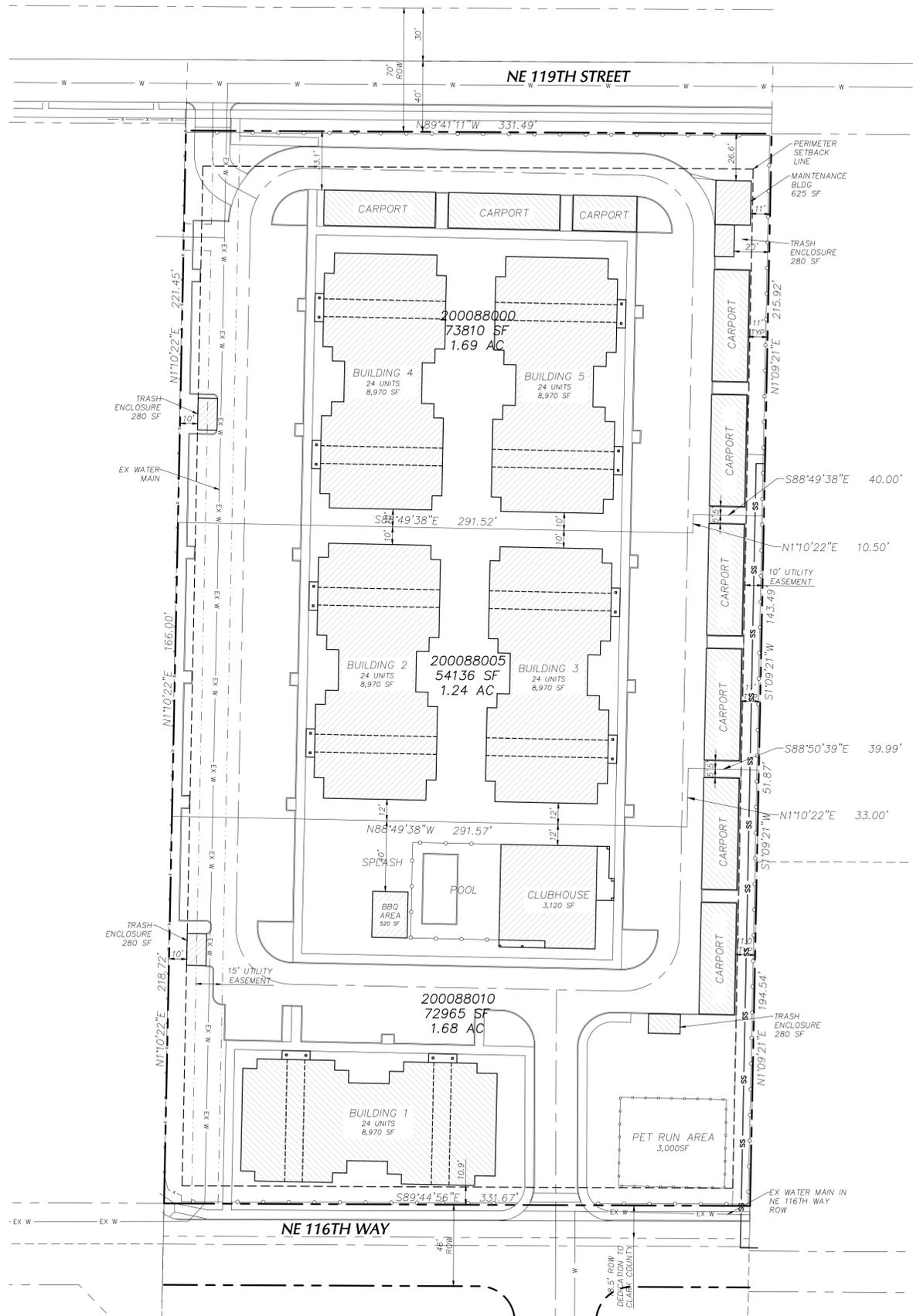
PLAN: EX CONDITIONS PLAN
SCALE: 1" = 40'

**NE 116TH WAY APARTMENTS
CLARK COUNTY WA
PRELIMINARY SITE PLAN REVIEW
EX CONDITIONS PLAN**

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:
1004.07
DESIGNED/DRAWN BY:
TE
CHECKED BY:
VU
ISSUE DATE:
05/05/2020

2
OF:
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PLAT NOTES:

TABLE 40.220.020-3 SETBACKS, LOT COVERAGE AND BUILDING HEIGHT

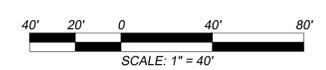
ZONING DISTRICT	R-30
FRONT YARD (NE 116TH WAY)	10 FT TO LIVING SPACE
SIDE YARD (MULTIFAMILY)	10 FT
REAR YARD (NE 119TH AVE)	20 FT
BETWEEN BUILDINGS ON SITE	8 FT
MAX LOT COVERAGE	50%
LOT COVERAGE (TOTAL SITE)	30%
LOT COVERAGE (200088000)	22%
LOT COVERAGE (200088005)	38%
LOT COVERAGE (200088010)	33%
MAX BUILDING HEIGHT	50 FT
BUILDING HEIGHT PROPOSED	45 FT 6.5 IN

- GENERAL NOTES:**
1. PLAT DRAWING INTENDED TO PRESENT ADJUSTED PARCEL DIMENSIONS, SETBACKS, PROPOSED EASEMENTS AND OTHER SIMILAR INFORMATION.
 2. FOR INFORMATION NOT SHOWN, REFERENCE COVER/PLAN, EXISTING CONDITIONS PLAN, TRANSPORTATION/STORMWATER PLAN, LANDSCAPE PLAN OR PRELIMINARY ARCHITECTURAL DRAWINGS.
 3. NO WETLANDS, STREAMS, BUFFERS OR PROTECTED HABITAT ON SITE
 4. NO EXISTING BUILDINGS TO REMAIN ON SITE FOLLOWING PROPOSED DEVELOPMENT
 5. NO ROAD SEGMENTS IN EXCESS OF 15% GRADE ON OR WITHIN 500 FT OF SITE USED FOR SITE ACCESS
 6. ROADS WITHIN 500 FT OF THE SITE USED FOR SITE ACCESS INCLUDE:
 - 6.1. NE 116TH WAY, ASPHALT, 26 FT WIDE WITHIN 46 FT R.O.W.
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 - 6.4. NE 119TH ST, ASPHALT, 30 FT WIDE WITHIN 70 FT R.O.W.
 7. EXISTING EASEMENT SHOWN ON EXISTING CONDITIONS PLAN. FUTURE EASEMENT SHOWN ON THIS PLAN AND PRELIMINARY PLAT PLAN.
 8. DIMENSIONS SHOWN FROM OUTER BUILDING WALL. DIMENSION DOES NOT INCLUDE EAVES.
 9. FIGURES IN PLAT NOTES ARE PRELIMINARY AND MAY CHANGE PRIOR TO FINAL ENGINEERING APPROVAL.

- EASEMENT NOTES:**
- EASEMENTS PROPOSED TO BE GRANTED TO THE FOLLOWING:
1. ACCESS EASEMENT ACROSS ALL LOTS FOR LOT 1, 2 AND 3.
 2. UTILITY EASEMENTS AS SHOWN ON PLAN TO UTILITY PURVEYORS
 3. ACCESS AND MAINTENANCE EASEMENT TO UTILITY PURVEYORS

PLAN: PRELIMINARY PLAT

SCALE: 1" = 40'



**NE 116TH WAY APARTMENTS
CLARK COUNTY WA
PRELIMINARY SITE PLAN REVIEW
PROPOSED PLAT**

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