

VICINITY MAP SEC. 12 T1N R3E W.M.
NTS

SITE PLAN NOTES

EXISTING SITE DATA:

PRESENT USE: SINGLE-FAMILY RESIDENCE
EXISTING ZONING: MF-24
GROSS SITE AREA: ADJUSTED TAX LOT 192 (73134-176) IS 0.41 ACRES (17,994 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.
ADJUSTED TAX LOT 176 (73134-176) IS 3.62 ACRES (153,410 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.
ADJUSTED TAX LOT 168 (73134-168) IS 1.10 ACRES (48,004 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.
THE ENTIRE SITE IS 5.04 ACRES (219,408 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.

TRANSIT ROUTES & STOPS: NEAR INTERSECTION OF NE 134TH STREET AND NE 23RD AVENUE, C-TRAN ROUTE #19.

PROPOSED SITE DATA:

PROPOSED PROJECT: 120 UNIT MULTI-FAMILY DEVELOPMENT
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS: AS SHOWN, SEE NOTE #1
PROPOSED PRIVATE ROADS: NONE PROPOSED
PROPOSED EASEMENTS: REFER TO ENGINEERING PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY: NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES: AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: REFER TO ENGINEERING PLANS, SEE NOTE #2
PROPOSED LOADING ZONES: NONE PROPOSED
PROPOSED SEPTIC SYSTEMS: NONE PROPOSED
PROPOSED OPEN SPACE/PARK: AS SHOWN
PROPOSED TRANSIT FACILITIES: NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE: NONE KNOWN
PROPOSED SIGNS (SIGN PLAN): NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING: AS SHOWN ON THE LIGHTING PLAN
PROPOSED LOTS, TRACTS, ETC.: NONE PROPOSED
EXISTING BUILDINGS TO REMAIN: NONE
PROPOSED LANDSCAPING (LANDSCAPE PLAN): AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS: AS SHOWN
PROPOSED PARKING: AS SHOWN

- THERE ARE WETLANDS AND WETLAND BUFFERS AFFECTING THE SITE. PLEASE REFER TO WETLAND DELINEATION AND ASSESSMENT REPORT AND CRITICAL AREAS REPORT, AS PREPARED BY CASCADIA ECOLOGICAL SERVICES, INC. FOR MORE INFORMATION.
- THERE WILL BE A JOINT ACCESS EASEMENT/AGREEMENT RECORDED ALLOWING ACCESS TO ALL LOTS FROM THE ACCESS OFF OF NE 3RD AVENUE.

PARKING CALCULATIONS

OVERALL PARKING REQUIRED 120 ELDERLY HOUSING UNITS @ .33 STALLS PER UNIT = 40 STALLS
40 STALLS REQUIRED

PARKING PROVIDED

132 PARKING STALLS, WHICH INCLUDES:
110 STANDARD STALLS, WHICH INCLUDES 4 ADA STALLS.
22 COMPACT STALLS

PARKING NOTES

- ALL SURFACE PARKING STALLS HAVE A 2-FOOT CONCRETE/LANDSCAPE OVERHANG, UNLESS SHOWN OTHERWISE. LANDSCAPE AND SIDEWALK WIDTHS HAVE BEEN INCREASED BY 2 FEET TO COMPENSATE.

SITE PLAN CALCULATIONS

TOTAL SITE AREA 219,408 SF
BUILDING AND PLATFORM PARKING AREA 36,372 SF (16.6%) 1ST FLOOR ONLY
LANDSCAPE AREA 155,033 SF (70.7%)
PAVED AREA 27,503 SF (12.5%)
TOTAL BUILDING AREA APPROX. 123,300 SF

DENSITY CALCULATIONS

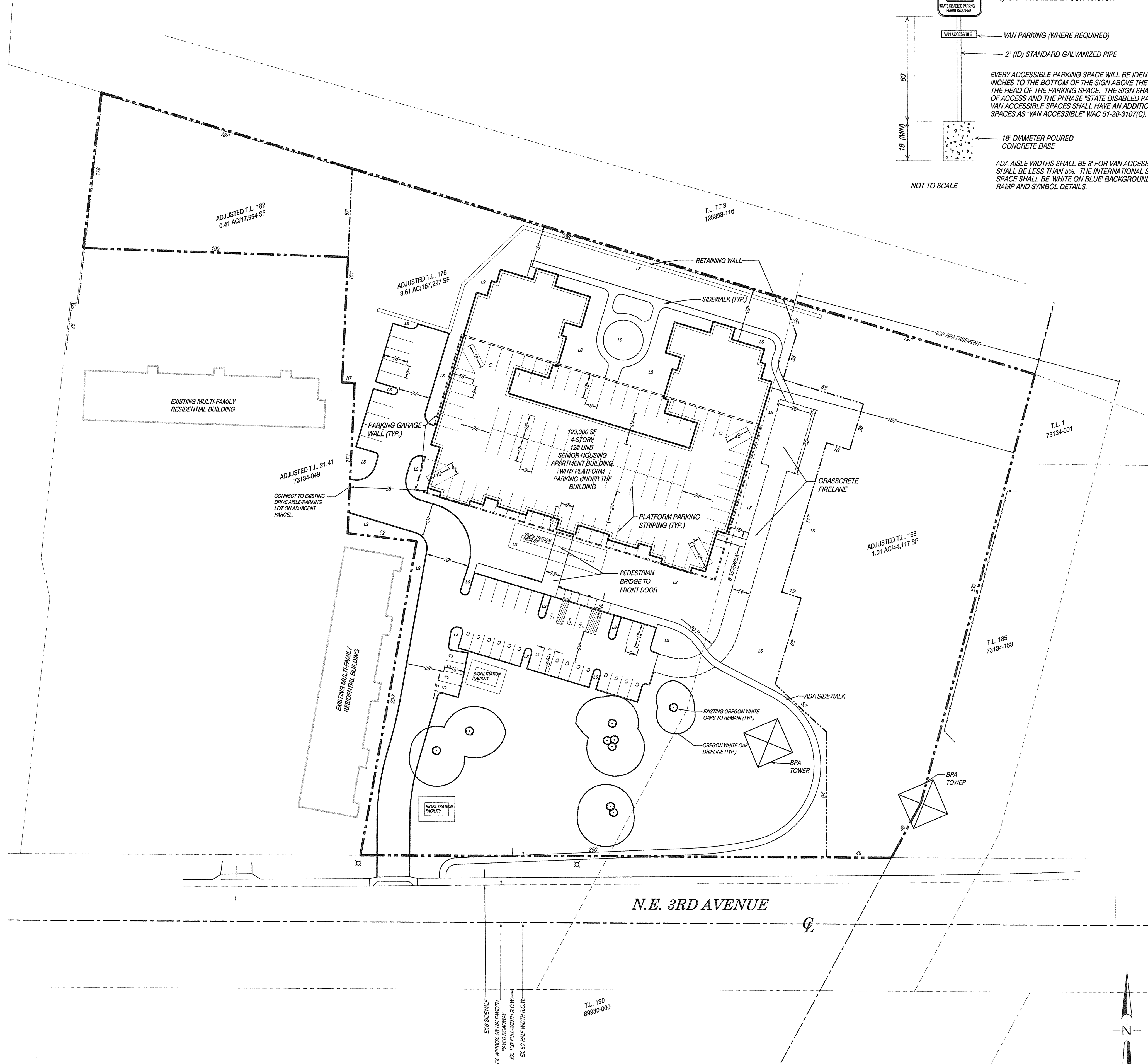
TOTAL SITE AREA 5.04 ACRES (219,408 SF)
MINIMUM DENSITY 6.0 UNITS PER ACRE X 5.04 = 31 UNITS
MAXIMUM DENSITY 24 UNITS PER ACRE X 5.04 = 120 UNITS
UNITS PROVIDED 120 UNITS

EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE.

IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

LEGEND

OFFSITE BUILDING
PROPOSED BUILDING
EXISTING EASEMENT
PROPOSED FENCE
PARKING LOT CURB
PARKING LOT STRIPING
PROPERTY LINE
ON-SITE ADJUSTED TAX LOT LINE
ASPHALT ROAD/STREET/DRIVEWAY
ROAD CENTERLINE
SIDEWALK/COND. PAD/TRAIL
TRASH ENCLOSURE
ADJACENT TAX LOT
ADA SIGN
LANDSCAPE AREA
ADA PARKING STALL
DETECTABLE WARNING



- HANDICAPPED SIGN SHALL BE 70 SQ. IN. (MIN) PORCELAIN ON STEEL.
- BEADED TEXT OR EQUAL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND TEXT STATING "STATE DISABLED PARKING PERMIT REQUIRED".
- SIGN PROVIDED BY CONTRACTOR.

UNACCESSIBLE

VAN PARKING (WHERE REQUIRED)

2" (ID) STANDARD GALVANIZED PIPE

EVERY ACCESSIBLE PARKING SPACE WILL BE IDENTIFIED BY A SIGN, LOCATED AT 80 INCHES TO THE BOTTOM OF THE SIGN ABOVE THE PARKING SURFACE, LOCATED AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE INTERNATIONAL SYMBOL OF ACCESS AND THE PHRASE "STATE DISABLED PARKING PERMIT REQUIRED". VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN IDENTIFYING THE SPACES AS "VAN ACCESSIBLE" WAC 51-20-310(1)(c).

18" DIAMETER POURED CONCRETE BASE

ADA AISLE WIDTHS SHALL BE 8' FOR VAN ACCESSIBLE AND 5' OTHERWISE. SLOPES SHALL BE LESS THAN 5%. THE INTERNATIONAL SYMBOL USED WITHIN A PARKING SPACE SHALL BE WHITE ON BLUE BACKGROUND. SEE ENGINEERING PLANS FOR RAMP AND SYMBOL DETAILS.

NOT TO SCALE

OWNER/APPLICANT:
DENNIS PAVLINA
7710 NE VAN MALL DRIVE "A"
VANCOUVER, WA 98662
(360) 518-5663
FAX UNAVAILABLE
dennis.pavlina@tmgnorthwest.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: MIKE ODREN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mikeo@olsonengr.com

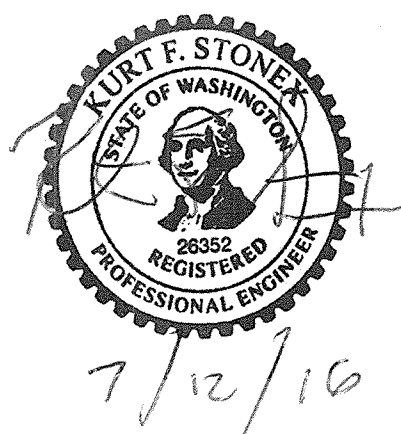
GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

PLOT: consultant3.ctb
FILE: j:\data\9000\9100\9160\9162\Planning\9162.p.sitesplan.prelim.dwg

PRELIMINARY SITE PLAN FOR:

RIVERVIEW

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
900.985.1889



CHANGES / REVISIONS

DESCRIPTION:	DATE:
ADD FIRE TURNAROUNDS	08/26/15
REVISED SITE PLAN	01/26/15
REVISED SITE PLAN	05/20/16
SITE PLAN REVS PER F.M.	07/12/16

DESIGNED: DP/MRO

DRAWN: MRO

CHECKED: KFS

DATE: JANUARY 2016

SCALE: H: 1" = 40'
V:

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RIVERVIEW

JOB NO. 9162.01.01

SHEET

SP1