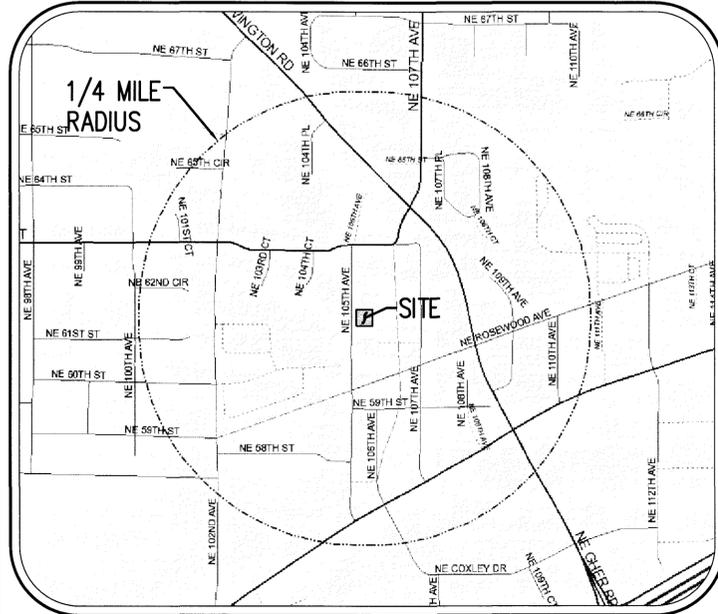
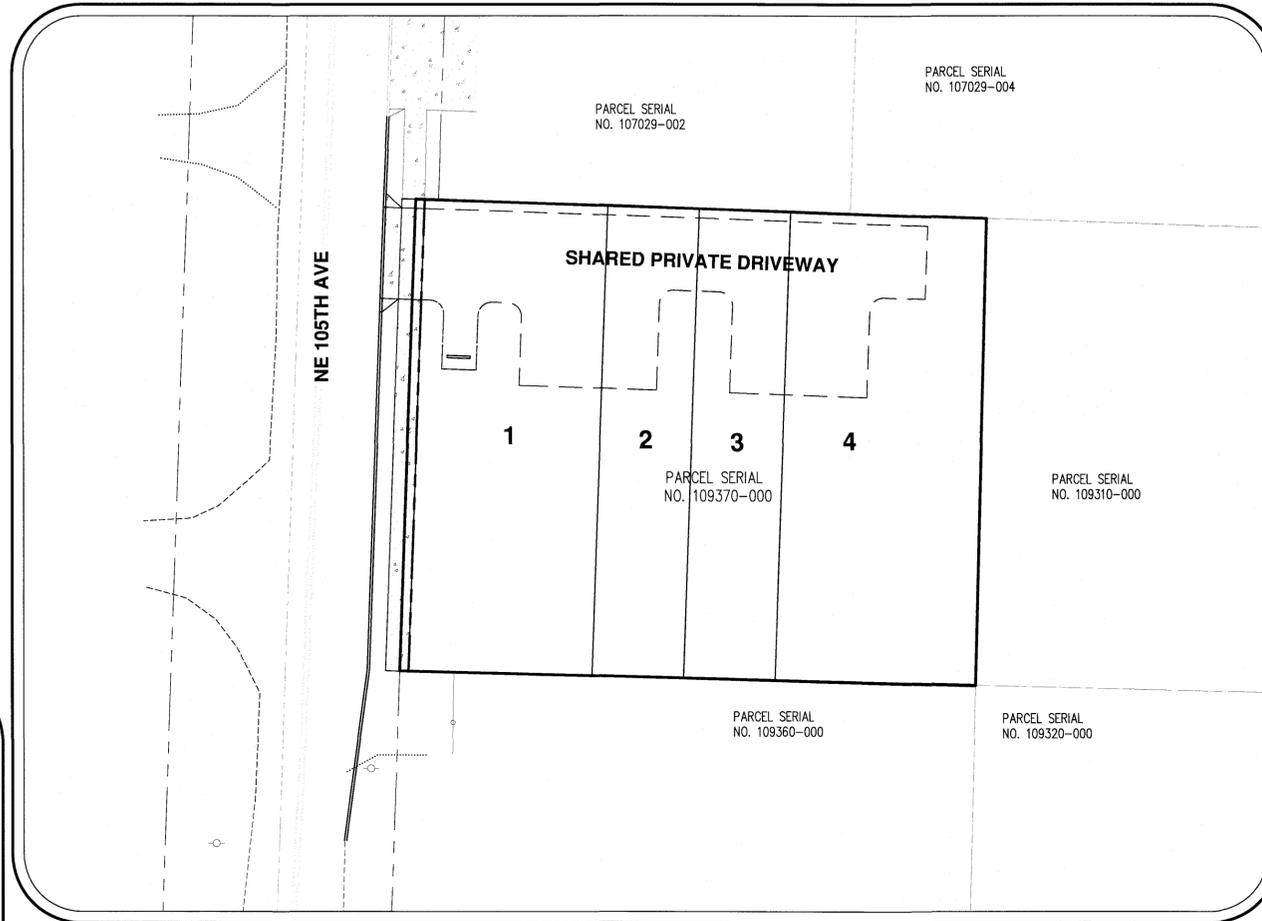


NE 105TH AVENUE SHORT PLAT

TYPE II SHORT PLAT



VICINITY MAP
NOT TO SCALE



SITE MAP
SCALE: 1" = 20'

APPLICANT/OWNER

SCOTT NIELSON
6715 NE 63RD STREET, SUITE 447
VANCOUVER, WA 98661
PH: 360-991-8883
E-MAIL: SCOTTNIELSON@ROCKETMAIL.COM

**ENGINEERING / PLANNING / SURVEYING /
LANDSCAPE ARCHITECTURE FIRM**

AKS ENGINEERING & FORESTRY VANCOUVER, LLC.
CONTACT: JOHN MEIER, P.E.
9600 NE 126TH AVE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: JOHN@AKS-ENG.COM

PROPERTY DESCRIPTION:

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 09,
TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,
CLARK COUNTY, WASHINGTON.
PROPERTY SERIAL # 109370-000

EXISTING LAND USE:

VACANT

PROJECT PURPOSE:

SHORT PLAT PARCEL INTO 4 LOTS TO ACCOMMODATE 4 TOWNHOUSES

SITE AREA:

±0.30 ACRES (12,862 SF)

EXISTING		PROPOSED		EXISTING		PROPOSED	
DECIDUOUS TREE			STORM SEWER CLEAN OUT			STORM SEWER CATCH BASIN	
CONIFEROUS TREE			STORM SEWER AREA DRAIN			STORM SEWER MANHOLE	
FIRE HYDRANT			GAS METER			GAS VALVE	
WATER BLOWOFF			GUY WIRE ANCHOR			POWER POLE	
WATER METER			POWER VAULT			POWER JUNCTION BOX	
WATER VALVE			POWER PEDESTAL			COMMUNICATIONS VAULT	
DOUBLE CHECK VALVE			COMMUNICATIONS JUNCTION BOX			COMMUNICATIONS RISER	
AIR RELEASE VALVE							
SANITARY SEWER CLEAN OUT							
SANITARY SEWER MANHOLE							
SIGN							
STREET LIGHT							
MAILBOX							

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		

SHEET INDEX

- P1.0 COVER SHEET
- P2.0 EXISTING CONDITIONS PLAN
- P3.0 PROPOSED IMPROVEMENTS/ SITE PLAN
- P4.0 PROPOSED CIRCULATION PLAN & SCHOOL WALKING ROUTE
- P5.0 PROPOSED STORMWATER PLAN
- P6.0 SANITARY SEWER AND WATER PLAN
- P7.0 PROPOSED LANDSCAPE PLAN

NE 105TH AVE SHORT PLAT
TYPE II SHORT PLAT
CLARK COUNTY WASHINGTON
PARCEL SERIAL NO. 109370-000

COVER SHEET

DESIGNED BY: DAW
DRAWN BY: JRS
CHECKED BY: JMM

SCALE: AS NOTED
DATE: 7-10-15
NOTED FOR THE STATE OF WASHINGTON
42614
PROFESSIONAL ENGINEER

REVISIONS
JOB NUMBER
4398
SHEET
P1.0

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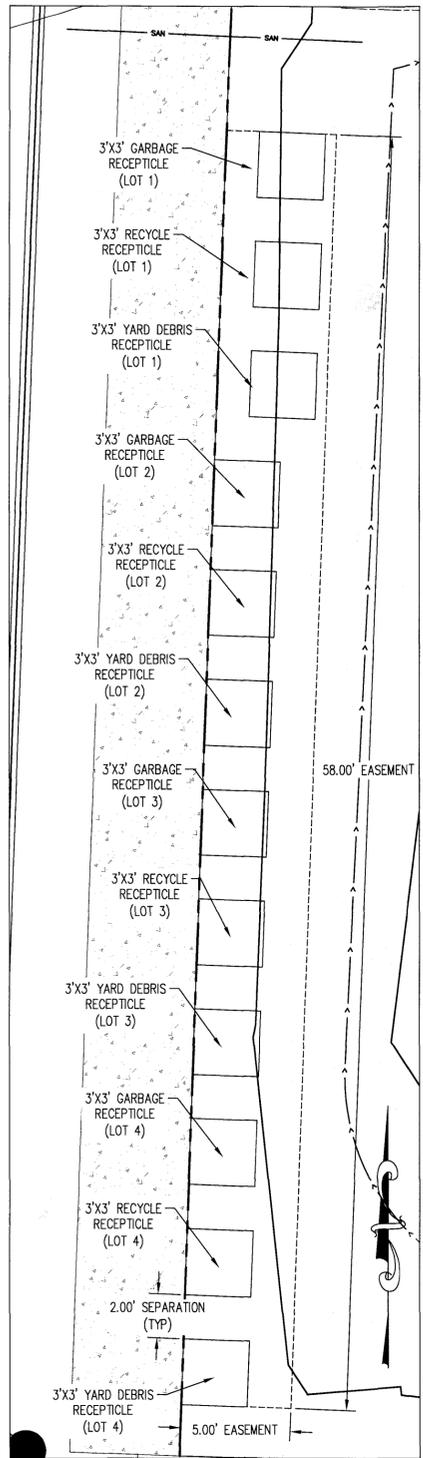
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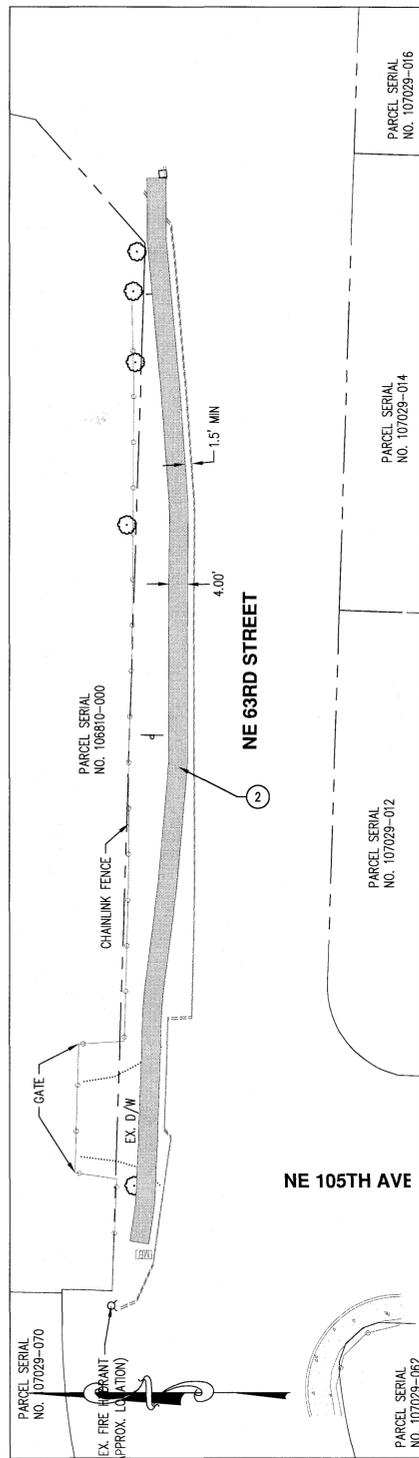


SOLID WASTE AND RECYCLING COLLECTION AREA
NOT TO SCALE

SITE STATISTICS (ZONE R-18)

GROSS AREA:	12,862 SF (0.30 AC)
ROW DEDICATION AREA:	206 SF (0.01 AC)
NET AREA:	12,656 SF (0.29 AC)
MINIMUM LOT AREA:	1,800 SF
PROPOSED MINIMUM LOT AREA:	2,051 SF
AVG. MINIMUM LOT WIDTH:	18'
AVG. MINIMUM LOT DEPTH:	50'
FRONT SETBACK:	10'
GARAGE SETBACK:	18'
STREET SETBACK:	10'
INTERIOR SETBACK:	0' OR 5'
REAR SETBACK:	0' OR 5'
PARKING REQUIRED PER LOT:	2.5
PARKING PROPOSED LOT 1:	4
PARKING PROPOSED LOT 2:	2.5*
PARKING PROPOSED LOT 3:	2.5*
PARKING PROPOSED LOT 4:	4

*INCLUDES ADDITIONAL PARKING SPACE FOR LOTS 2 & 3

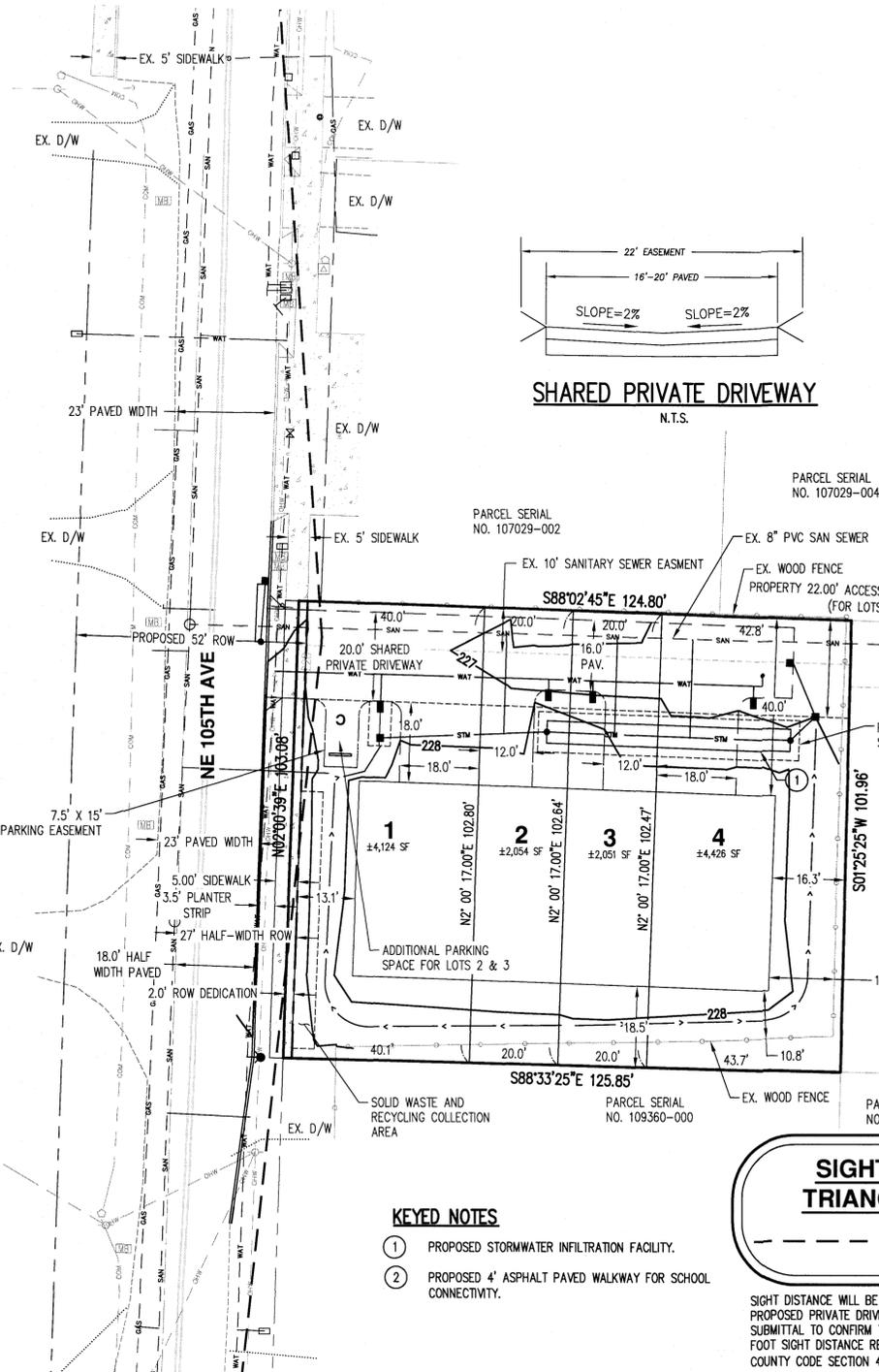


OFF SITE - IMPROVEMENTS
SCALE: 1"=20'



DENSITY CALCULATIONS (ZONE R-18)

GROSS AREA:	12,862 SF (0.30 AC)
RIGHT-OF-WAY DEDICATION AREA:	206 SF (0.01 AC)
NET AREA:	12,656 SF (0.29 AC)
R-18 MINIMUM LOTS:	3 DU
R-18 MAXIMUM LOTS:	5 DU
PROPOSED LOTS:	4 DU
R-18 MINIMUM LOT AREA:	1,800 SF
PROPOSED MINIMUM LOT AREA:	2,051 SF



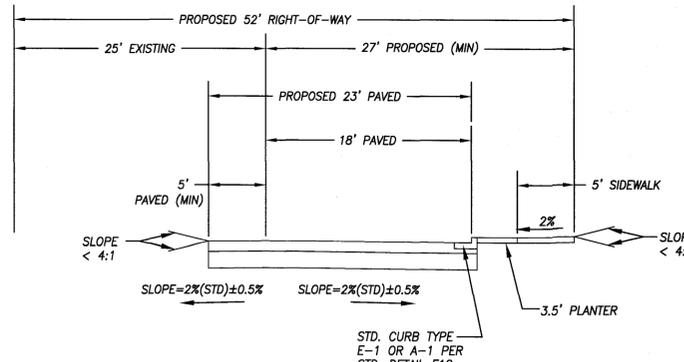
KEYED NOTES

- ① PROPOSED STORMWATER INFILTRATION FACILITY.
- ② PROPOSED 4' ASPHALT PAVED WALKWAY FOR SCHOOL CONNECTIVITY.

SIGHT DISTANCE TRIANGLE LEGEND

--- 250' SIGHT DISTANCE TRIANGLE

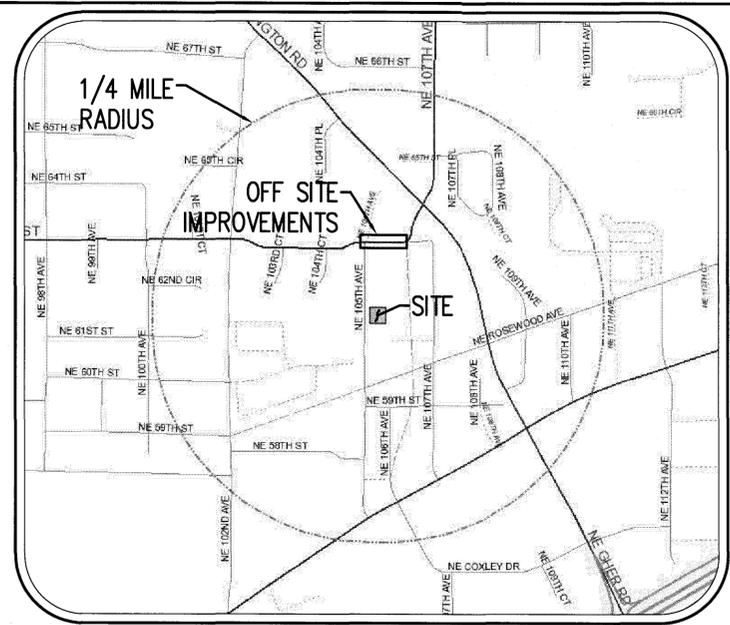
SIGHT DISTANCE WILL BE CONFIRMED IN THE FIELD AT THE PROPOSED PRIVATE DRIVEWAY PRIOR TO ENGINEERING PLAN SUBMITTAL TO CONFIRM THAT THE DRIVEWAY MEETS THE 250 FOOT SIGHT DISTANCE REQUIREMENT SET FORTH IN CLARK COUNTY CODE SECTION 40.350.030(B)(B).



PROPOSED URBAN NEIGHBORHOOD CIRCULATOR
N.T.S.

NOTES:

1. ALL LOTS WILL BE SERVICED BY COV WATER FROM THE EXISTING MAIN IN NE 105TH AVENUE.
2. LOTS 2-4 WILL BE CONNECTED TO CRWMD SANITARY SEWER FROM THE EXISTING MAIN AT THE NORTH END OF THE SITE. LOT 1 WILL BE SERVICED BY THE EXISTING LATERAL STUBBED FROM THE MAIN IN 105TH AVE.
3. STORMWATER WILL BE CONTAINED, TREATED AND INFILTRATED ON SITE.
4. NO BICYCLE OR PEDESTRIAN IMPROVEMENTS ARE PROPOSED OUTSIDE OF THE RIGHT-OF-WAY.
5. SHARED PRIVATE DRIVEWAY TO SERVE LOTS 1, 2, 3, & 4.
6. NE 105TH AVENUE HAS A PROPOSED HALF PAVED WIDTH OF 23'.
7. TEMPORARY OVERHEAD POWER LINES EXIST ON SITE AND WILL BE RELOCATED.
8. PROPOSED SHARED PRIVATE DRIVEWAY TO BE PAVED WITH ASPHALT WITH A VARYING WIDTH OF 20'-16' WITHIN A 22' EASEMENT.
9. THIS PRELIMINARY IMPROVEMENTS PLAN'S PURPOSE IS TO SHOW PROPOSED LOT DIMENSIONS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAN.
10. THERE ARE NO KNOWN ROADS WITHIN 500' PROVIDING ACCESS TO THE SITE THAT ARE IN EXCESS OF 15%.
11. THE EXISTING SURFACE MATERIAL OF NE 105TH AVENUE AND NE 63RD STREET IS ASPHALT.
12. CLARK COUNTY SIGHT DISTANCE REQUIREMENTS WERE CONFIRMED IN THE FIELD AND ARE MET AT THE PROPOSED SHARED DRIVEWAY ENTRANCE.
13. THERE ARE NO EXISTING STRUCTURES ON SITE.
14. FENCE ENCROACHMENTS EXIST ALONG THE EAST AND SOUTH PROPERTY LINES. THE TOTAL AREA ENCROACHED UPON IS 765 SF.



VICINITY MAP
NOT TO SCALE

APPLICANT/OWNER

SCOTT NIELSON
6715 NE 63RD STREET, SUITE 447
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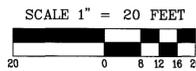
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NE 105TH AVE SHORT PLAT TYPE II SHORT PLAT
CLARK COUNTY WASHINGTON
SE 1/4 OF SEC. 09, T2N, R2E, W1M.
PARCEL SERIAL NO. 109370-000

PROPOSED IMPROVEMENTS & SITE PLAN

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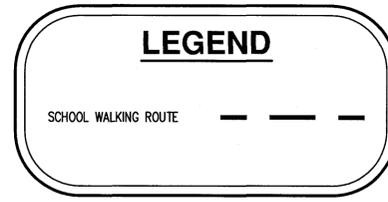
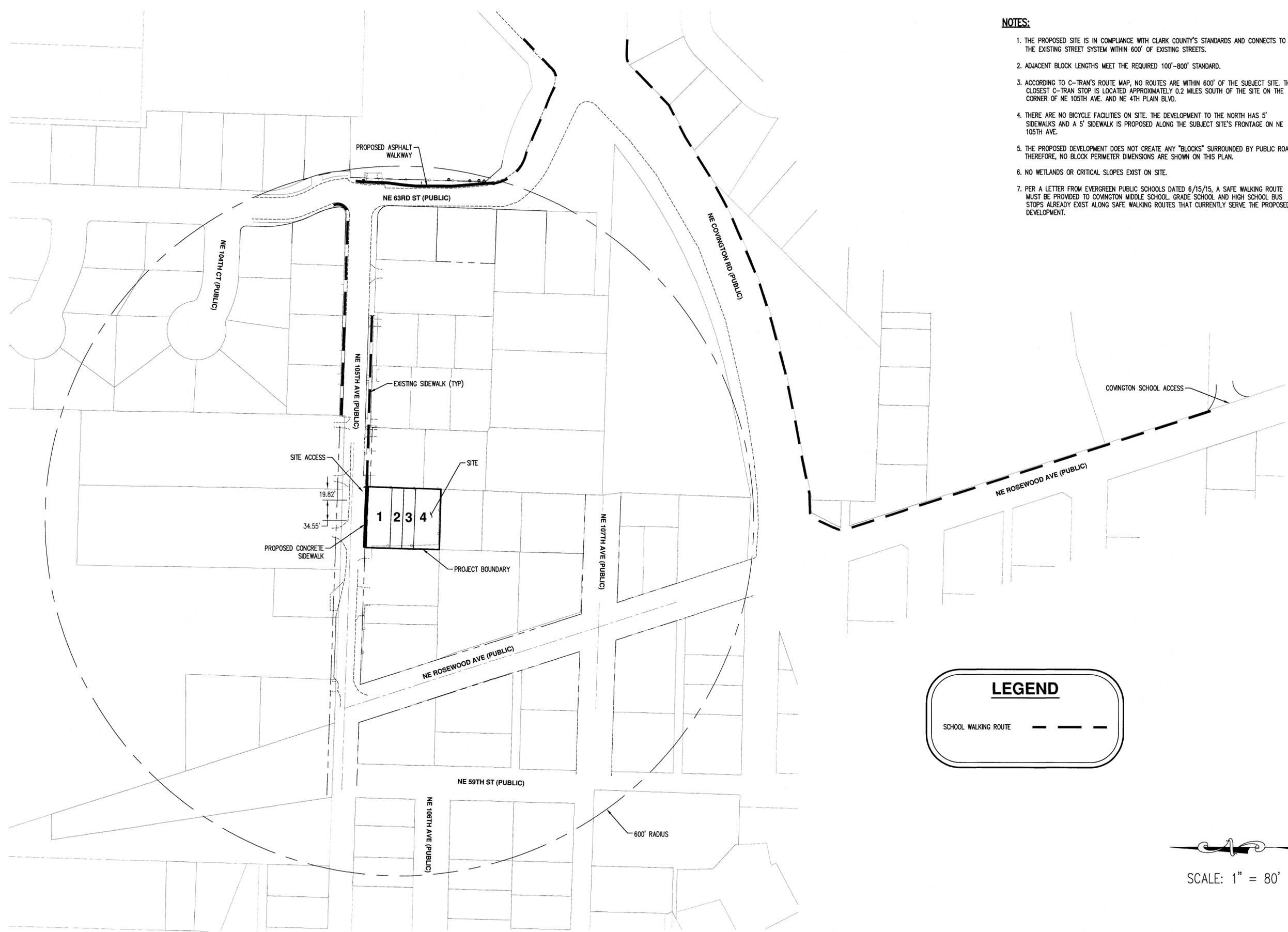
JOHN MEIER, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 42814

REVISIONS:

JOB NUMBER
4398
SHEET
P3.0

NOTES:

1. THE PROPOSED SITE IS IN COMPLIANCE WITH CLARK COUNTY'S STANDARDS AND CONNECTS TO THE EXISTING STREET SYSTEM WITHIN 600' OF EXISTING STREETS.
2. ADJACENT BLOCK LENGTHS MEET THE REQUIRED 100'-800' STANDARD.
3. ACCORDING TO C-TRAN'S ROUTE MAP, NO ROUTES ARE WITHIN 600' OF THE SUBJECT SITE. THE CLOSEST C-TRAN STOP IS LOCATED APPROXIMATELY 0.2 MILES SOUTH OF THE SITE ON THE CORNER OF NE 105TH AVE. AND NE 4TH PLAIN BLVD.
4. THERE ARE NO BICYCLE FACILITIES ON SITE. THE DEVELOPMENT TO THE NORTH HAS 5' SIDEWALKS AND A 5' SIDEWALK IS PROPOSED ALONG THE SUBJECT SITE'S FRONTAGE ON NE 105TH AVE.
5. THE PROPOSED DEVELOPMENT DOES NOT CREATE ANY "BLOCKS" SURROUNDED BY PUBLIC ROADS; THEREFORE, NO BLOCK PERIMETER DIMENSIONS ARE SHOWN ON THIS PLAN.
6. NO WETLANDS OR CRITICAL SLOPES EXIST ON SITE.
7. PER A LETTER FROM EVERGREEN PUBLIC SCHOOLS DATED 6/15/15, A SAFE WALKING ROUTE MUST BE PROVIDED TO COVINGTON MIDDLE SCHOOL, GRADE SCHOOL AND HIGH SCHOOL BUS STOPS ALREADY EXIST ALONG SAFE WALKING ROUTES THAT CURRENTLY SERVE THE PROPOSED DEVELOPMENT.



SCALE: 1" = 80'

AKS ENGINEERING AND FORESTRY, LLC
 3000 N.E. 126TH AVE
 SUITE 100
 SUDBURY, WA 98882
 PHONE: 360.882.0419
 FAX: 360.882.0426
 www.aks-eng.com

PLANNING · SURVEYING
 FORESTRY · LANDSCAPE ARCHITECTURE

**NE 105TH AVE SHORT PLAT
 TYPE II SHORT PLAT
 CLARK COUNTY WASHINGTON**
 PARCEL SERIAL NO. 109370-000
 SE 1/4 OF SEC. 09, T2N, R2E, W.M.

**PROPOSED
 STORMWATER PLAN**

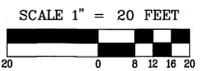
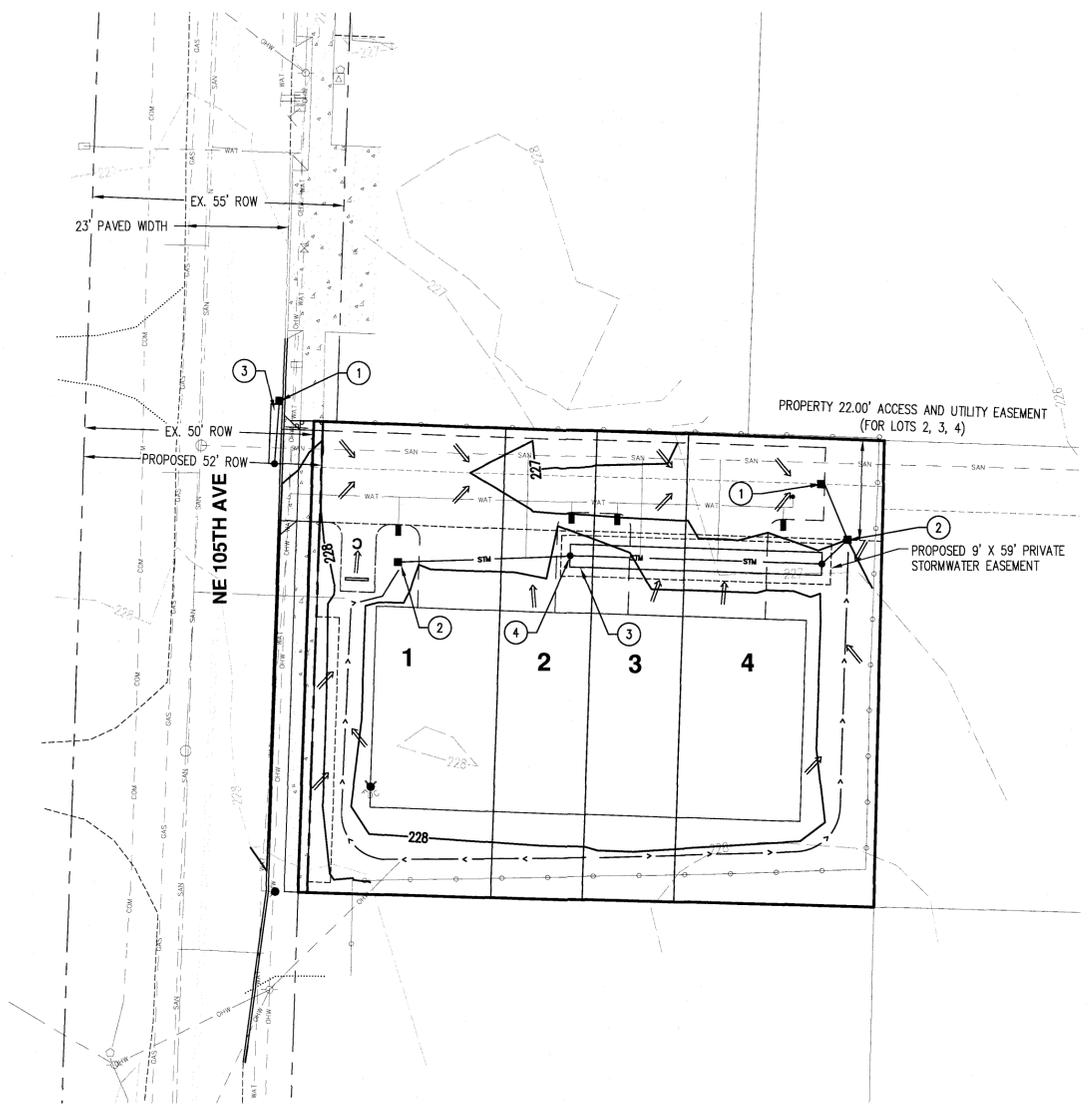
DESIGNED BY: DAW
 DRAWN BY: JRS
 CHECKED BY: JMM
 SCALE: AS NOTED



REVISIONS

JOB NUMBER
4398

SHEET
P5.0



CONSTRUCTION KEYED NOTES:

- ① PROPOSED WATER QUALITY CATCH BASIN TO TREAT STORMWATER.
- ② PROPOSED AREA DRAIN.
- ③ PROPOSED INFILTRATION TRENCH.
- ④ PROPOSED STORM CLEAN OUT (TYP.).

NOTES:

- 1. ALL ON-SITE STORMWATER FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- 2. STORMWATER FACILITY WITHIN NE 105TH AVE RIGHT-OF-WAY TO BE PUBLICLY OWNED AND MAINTAINED BY CLARK COUNTY.

LEGEND

EXISTING GROUND CONTOUR (1 FT) - - - - - 101 - - - - -

EXISTING GROUND CONTOUR (5 FT) - - - - - 100 - - - - -

FINISHED GRADE CONTOUR (1 FT) ———— 101 ————

FINISHED GRADE CONTOUR (5 FT) ———— 100 ————

FLOW ARROW →

CONVEYANCE DITCH ————>———>

DRAINAGE TABLE		
LOT # / AREA	SUB AREA	DESTINATION
1-4	LANDSCAPE & ROOF	SHEET FLOW ROUTED TO AREA DRAINS AND CONVEYED TO INFILTRATION FACILITY.
1-4	DRIVEWAY	SHEET FLOW TO SHARED PRIVATE DRIVEWAY AND ROUTED THROUGH MECHANICAL FILTER INTO INFILTRATION FACILITY.
SHARED PRIVATE DRIVEWAY	PROPOSED PAVEMENT	SHEET FLOW TO CATCH BASIN FOR TREATMENT AND CONVEYED TO INFILTRATION FACILITY.
NE 105TH AVE WIDENED ASPHALT	PROPOSED ASPHALT	SHEET FLOW TO WATER QUALITY CATCH BASIN AND ROUTED TO AN INFILTRATION TRENCH.

**SANITARY SEWER AND
 WATER PLAN**

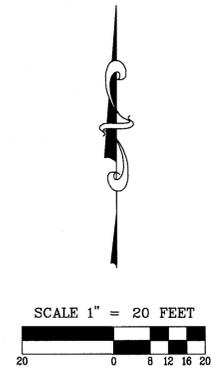
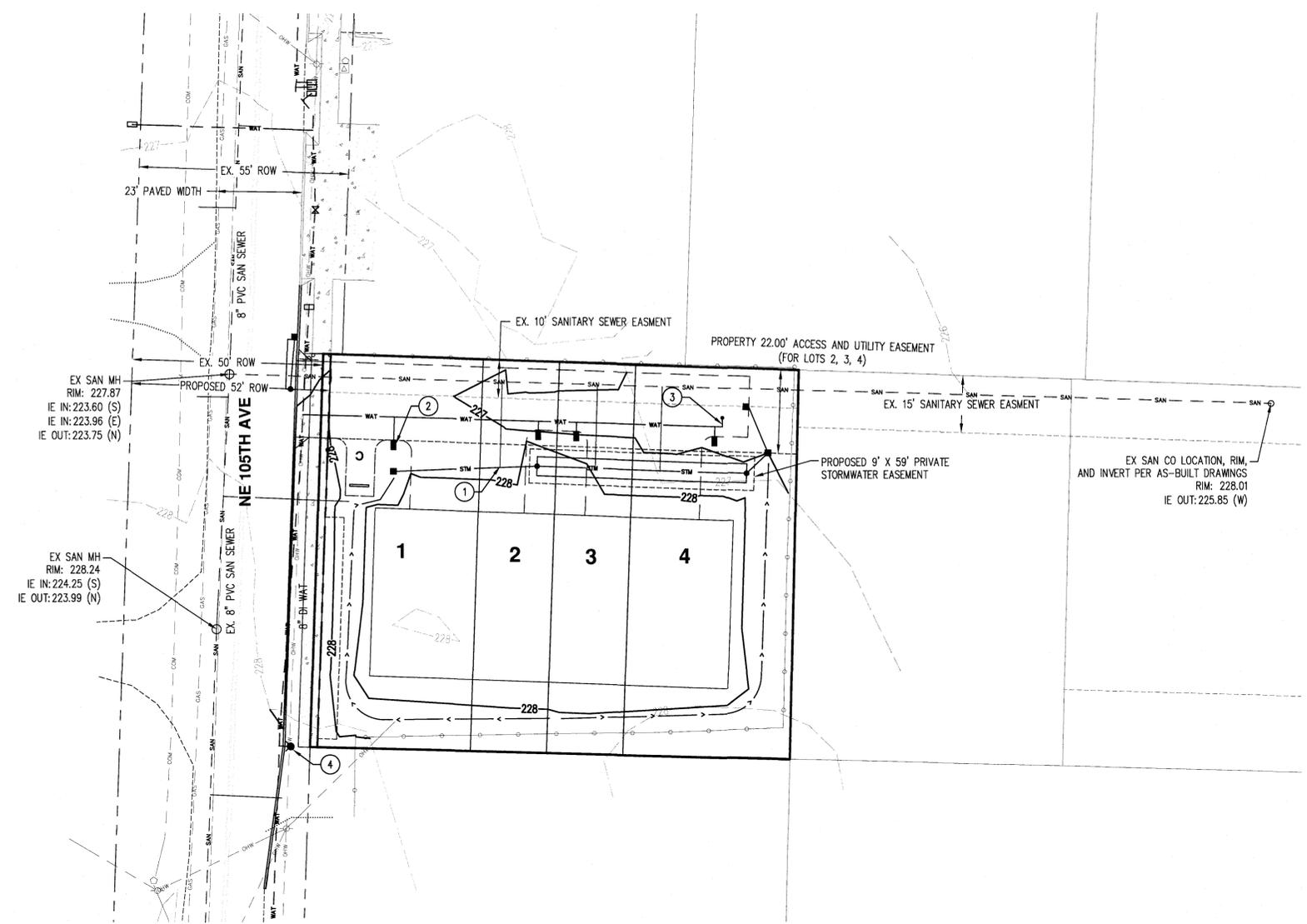
DESIGNED BY: DAW
 DRAWN BY: JRS
 CHECKED BY: JMM

SCALE: AS NOTED
 DATE: 7-10-15

REVISIONS

JOB NUMBER
4398

SHEET
P6.0

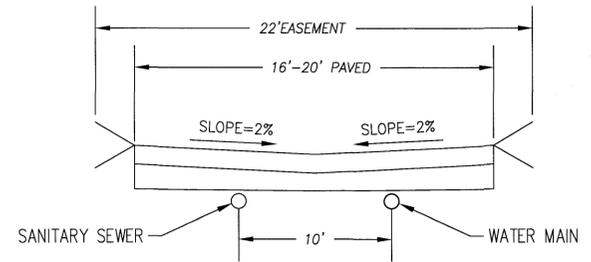
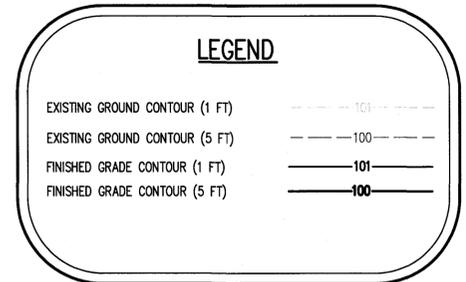


CONSTRUCTION KEYED NOTES:

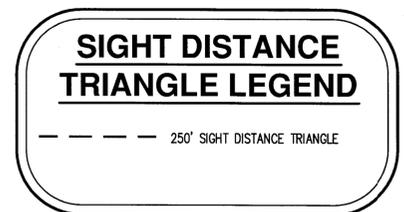
- ① PROPOSED SANITARY LATERAL (TYP).
- ② PROPOSED WATER METER (TYP).
- ③ PROPOSED WATER BLOW OFF.
- ④ PROPOSED FIRE HYDRANT.

GENERAL NOTES:

- 1. THE NEAREST EXISTING FIRE HYDRANT IS APPROXIMATELY 145' FROM THE SOUTHWEST CORNER OF THE SITE, ON THE WEST SIDE OF NE 105TH AVE.
- 2. SEE SHEET P3.0 FOR PROPOSED STREET INFORMATION.
- 3. A NEW HYDRANT IS PROPOSED PER ④ TO MEET CLARK COUNTY SPACING REQUIREMENTS.

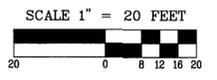
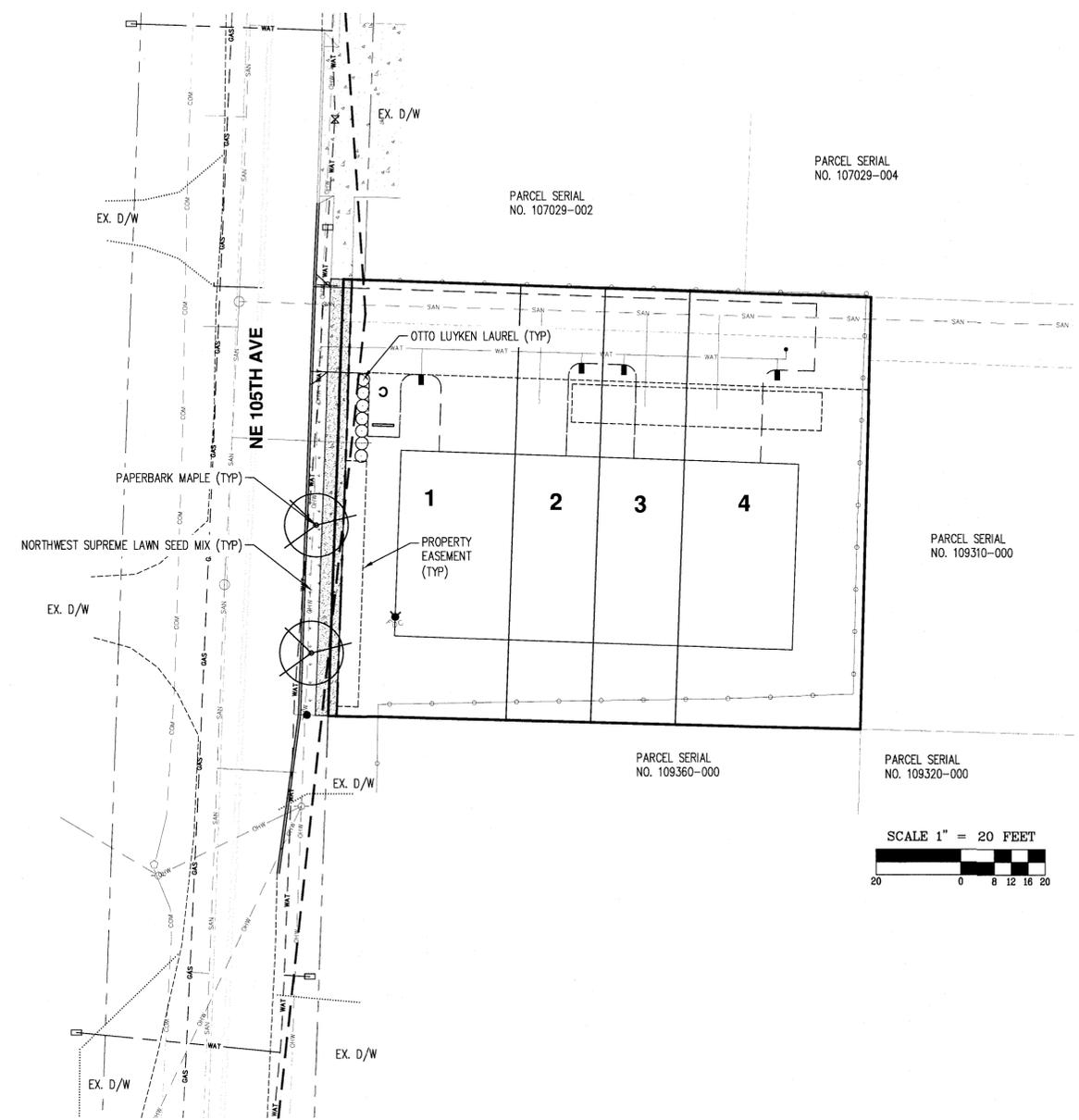


SHARED PRIVATE DRIVEWAY- TYPICAL UTILITY PLACEMENT
 N.T.S.

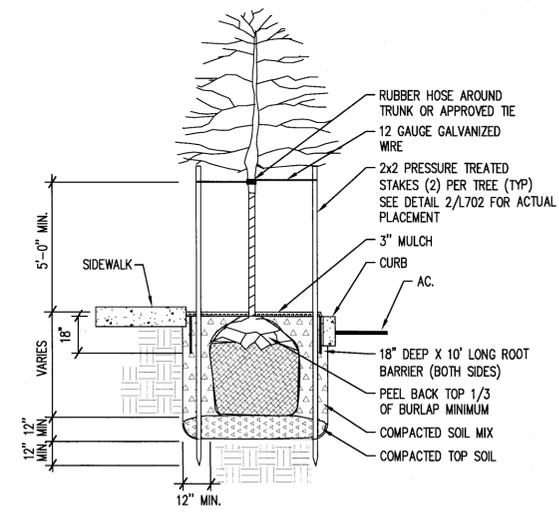


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	2	ACER GRISEUM	PAPERBARK MAPLE	2" CAL. B&B	AS SHOWN
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	7	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3 GAL. CONT.	36" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	APPROX. 280 SF	NORTHWEST SUPREME LAWN SEED MIX: PERENNIAL RYEGRASS/LOLIUM PERENNE (35%); DASHER III PERENNIAL RYEGRASS/LOLIUM PERENNE (35%); GARNET CREEPING RED FESCUE/FESTUCA RUBRA (15%); WINDWARD CHEWINGS FESCUE/FESTUCA RUBRA SPP LONGIFOLIA (15%).	SUNMARK SEEDS OR APPROVED EQUAL. CUTTER II		

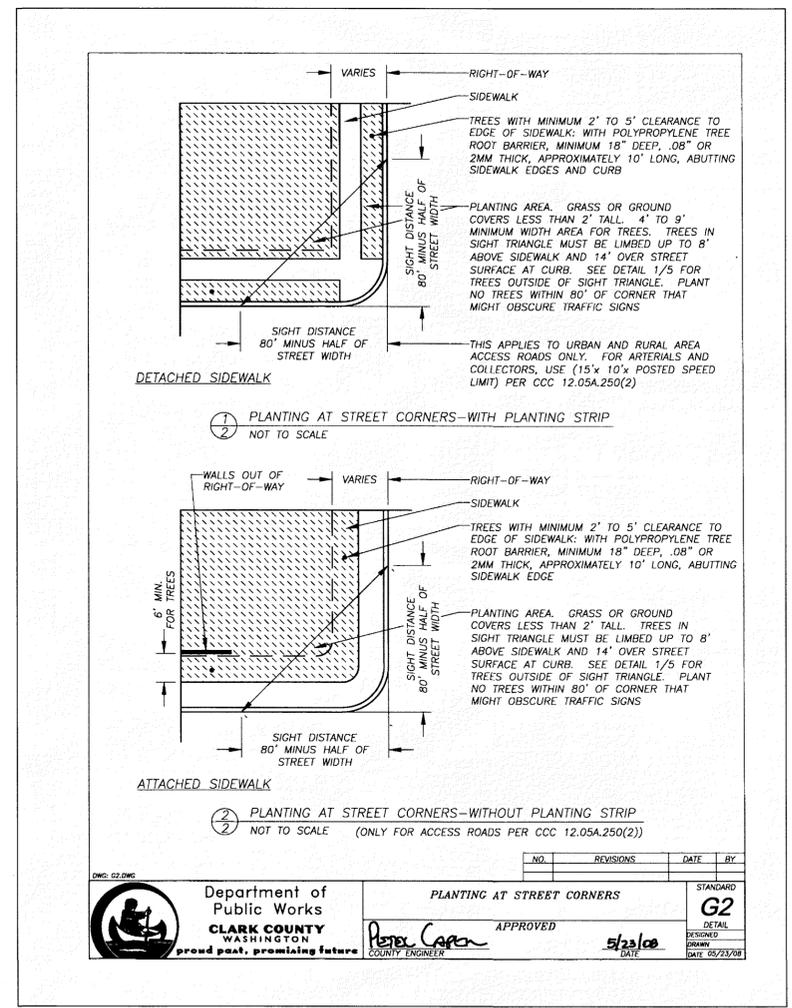


- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
 - PLANT SPECIES, SIZES, QUANTITIES, ETC. MAY BE SUBSTITUTED OR REVISED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION DUE TO UNFORESEEN SITE CONDITIONS OR AVAILABILITY WHERE ALLOWED BY CLARK COUNTY DESIGN STANDARDS.
 - ALL TREES AND PLANTS TO CONFORM TO CLARK COUNTY DESIGN STANDARDS AND TO THE AMERICAN NURSERY STANDARDS ANSI Z60.1. PLANT IN ACCORDANCE WITH STANDARDS ADOPTED BY THE WASHINGTON ASSOCIATION OF LANDSCAPE PROFESSIONALS (WALP).
 - TREES TO BE PLANTED SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI Z60.2) FOR GRADE NO. 1 OR BETTER. ALL PLANT MATERIAL SHALL BE WELL-FORMED, VIGOROUS, FULLY-ROOTED IN THE CONTAINER IN WHICH IT WAS GROWN, AND TYPICAL OF ITS SPECIES.
 - PROVIDE ROOT BARRIERS, 18" DEEP X 10' LONG FOR ALL STREET TREES. CENTER ON EACH TREE TRUNK BETWEEN SIDEWALK AND CURB. PROVIDE (2) ROOT BARRIERS PER TREE IN PLANTER STRIPS (ABUTTING CURB AND SIDEWALK) AND (1) ROOT BARRIER FOR STREET TREES NOT IN PLANTER STRIPS (ABUTTING BACK OF SIDEWALK). REFER TO CLARK COUNTY STANDARD DETAIL G2.
 - KEEP TREE TRUNKS 3" O.C. MINIMUM FROM CURBS, SIDEWALKS, AND OTHER PAVING OR CENTERED IN PLANTING STRIPS IF TOTAL WIDTH IS LESS THAN 6'. KEEP SHRUBS AND GROUND COVER A MINIMUM 3" O.C. FROM PAVING. ADJUST PLANTING AS NECESSARY ON SITE TO AVOID CONFLICT WITH UTILITIES, FIRE HYDRANTS, LIGHT POLES, METERS, EXISTING LANDSCAPING, ETC.
 - TREES WITHIN THE SIGHT DISTANCE AND VISION DISTANCE TRIANGLE LINES SHALL BE LIMBED UP FROM THE GROUND PER CLARK COUNTY STANDARD DETAIL G2, THIS SHEET.
 - MULCH: APPLY 3" DEEP MEDIUM GRIND OR SHREDDED WELL-AGED DARK HEMLOCK BARK MULCH UNDER AND AROUND ALL PLANTINGS, EXCLUDING STORMWATER FACILITY, TAKING CARE NOT TO COVER FOLIAGE OR ROOT CROWNS OF PLANTS. WHERE STREET TREES ARE IN LAWN, APPLY A 3" DEEP X 3" DIAMETER MULCH RING CENTERED ON TREE TRUNK.
 - ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED BY A PERMANENT IN-GROUND IRRIGATION SYSTEM. IRRIGATION SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR, INSTALLING ALL WORK NECESSARY FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM PER CLARK COUNTY STANDARDS. CONTRACTOR SHALL BE REQUIRED TO OBTAIN APPROVAL OF AGENCY FOR THE IRRIGATION SYSTEM PRIOR TO INSTALLATION. PROVIDE FULL AND COMPLETE COVERAGE FOR ALL LANDSCAPE AREAS SHOWN, WITH CONSIDERATION FOR PLANT PLACEMENT AND GROWTH HABITS. DESIGN AND FINAL ADJUSTMENTS SHALL MINIMIZE OVERSPRAY TO IMPROVEMENTS OUTSIDE THE LANDSCAPE AREA. CONTRACTOR SHALL PROVIDE THE DEVELOPER WITH A RECORD DRAWING OF ZONING, MAINLINE ROUTING, AND SLEEVING.



1 TYPICAL STREET TREE PLANTING DETAIL

- P7.0** NTS
- NOTES:**
- DRIVE STAKES OUTSIDE OF ROOTBALL PARALLEL TO STREET AND SIDEWALK. SET TREE 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL.
 - PROVIDE A 10' LONG ROOT BARRIER NEXT TO SIDEWALK AND CURB. CENTER BARRIER ON TREE TRUNK.
 - SOIL MIX FOR TREE PLANTING TO BE 1/3 ORGANIC MATERIALS, 1/3 TOPSOIL, AND 1/3 SANDY LOAM.



Department of Public Works
CLARK COUNTY WASHINGTON
 proud past, promising future

PLANTING AT STREET CORNERS
 APPROVED
 Peter Capen
 COUNTY ENGINEER

STANDARD
G2
 DETAIL
 DESIGNED
 DRAWN
 DATE: 05/23/08

STATE OF WASHINGTON
 LICENSED
 LANDSCAPE ARCHITECT
 PRELIMINARY
 NORTH ANN HAUSSWALD
 LICENSE NO. 1309
 EXPIRES ON 1/20/2017