RV SPACE & STORAGE UNIT TOTALS:

RV PULLTHRU/OVERNIGHTERS	18 (22%)		
RV STANDARD	66 (78%)		
		84	SUBTOTAL
RV STORAGE	22		
		106	TOTAL

CODE INFORMATION AND REQUIREMENTS

ADDRESS: 203 NW 179TH STREET
PARCEL NUMBER: 182145000
COMP PLAN DESIGNATION: COMMERCIAL LAND (CH)
ZONING: GENERAL COMMERCIAL (GC)
TO SOUTH AND WEST: GENERAL COMMERCIAL (PRESENT USE PUBLIC FACILITY)
TO EAST: GENERAL COMMERCIAL (CG) (PRESENT RESIDENTIAL USE)
TO NORTH: NW 179TH STREET AND GENERAL COMMERCIAL ACROSS 179TH

STREETS:
STREET CLASSIFICATION – NW 179TH STREET
ARTERIAL (Pr–4a).
(NO DRIVEWAYS ALLOWED ON ARTERIALS UNLESS NO OTHER ACCESS TO THE SITE EXISTS OR CAN BE PROVIDED.)
POSTED SPEED = 40 MPH.
DRIVEWAY SPACING, MINIMUM REQUIRED = 185 FT (TABLE 40.350.030–4 BASED ON 40 MPH)
(NOTE: NEIGHBORS EXISTING RESIDENTIAL D/W TO EAST IS APPX. 30 FT TO EDGE OF D/W FROM EAST PROPERTY LINE.)
DRIVEWAYS, NUMBER ALLOWED = 1
(MULTIPLE DRIVEWAYS ARE NOT PERMITTED WITHOUT SHOWING AOT'S JUSTIFY THEM.)
DRIVEWAY WIDTHS, REQUIRED: COMMERCIAL 2–WAY D/W TO BE 24' TO 40' WIDE.

SETBACKS:
MINIMUM SETBACKS PER DEVELOPMENT STANDARDS TABLE 40.330.010–3 "SETBACKS", MINIMUM SETBACKS ARE GOVERNED BY LANDSCAPING AND SCREENING TABLE 40.320.010–1.

LANDSCAPING AND SCREENING:
WEST, SOUTH, & EAST (ABUTTING CG ZONE):
MINIMUM REQUIRED:
0 FT TO 5 FT @ L1 STANDARD (I.E. UP TO 5' UNLESS BLDG IS BUILT ON PROPERTY LINE) (NOTE: FIRE MARSHALL MAY REQUIRE 5' CLEAR TO BLDG'S)
NOTE: CLARK COUNTY HAS IDENTIFIED CG PROPERTY TO EAST AS A CURRENT RESIDENTIAL USE REQUIRING A 10' BUFFER ON THAT EAST LINE.
NORTH (STREET FRONTAGE) (ABUTTING CG ZONE BUT SEPARATED BY STREET):
MINIMUM REQUIRED:
BASE ZONE– 10 FT @ L2 STANDARD, (IF BLDG BUILT WITHIN 10' OF STREET, BUFFER BECOMES L1 @ 5' FOR THAT PORTION OF SITE. FRONT SETBACK FOR COMMERCIAL BUILDINGS MAY BE REDUCED TO 0 FT IF STOREFRONT DESIGN STANDARDS ARE MET. DRIVEWAY SIGHT DISTANCES MUST CONTINUE TO BE MET)
NOTE: CLARK COUNTY HAS DETERMINED THAT ONLY A 5' L2 BUFFER IS REQUIRED @ NW 179TH STREET DUE TO USE OF RV PARK AS PARKING.

PARKING & LOADING:
STANDARD STALL: 9'X20'
COMPACT STALL: 7.5'X15'
REQUIRED SPACES: 2 RESIDENTIAL SPACES REQUIRED FOR RESIDENCE. (MAY BE STACKED)
1 VAN ACCESSIBLE ADA SPACE FOR LAUNDRY

LANDSCAPING PERCENTAGES:

REQUIRED:
TOTAL NET LOT AREA =4.59 AC (APPX. 200,093 SF)
15% MINIMUM OF LOT AREA REQUIRED.
200,093 SF x 15% = 30,014 SF REQUIRED

PROVIDED:
TOTAL LANDSCAPE PROVIDED = 30,248 SF PROVIDED

PRE–APP FULL COMPLETENESS/CONTINGENT VESTING DATA:

GENERAL INFORMATION:
- APPLICANT INFO: PROVIDED
- OWNER'S INFO: PROVIDED
- CONTACT INFO: PROVIDED
- NORTH ARROW/SCALE/DATE: PROVIDED
- TITLE: PROVIDED
- VICINITY MAP: PROVIDED
- AREA OF SITE: PROVIDED

EXISTING CONDITIONS:
- TOPOGRAPHY: AS SHOWN
- WATER COURSES: AS SHOWN
- 100–YR FLOODPLAIN: NONE
- WATER BODIES/KNOWN WETLANDS: AS SHOWN
- UNSTABLE SLOPES/LANDSLIDE HAZARD AREAS: NONE
- SIGNIFICANT WILDLIFE HABITAT OR VEGETATION: NONE
- SIGNIFICANT HISTORIC RESOURCES: NONE IDENTIFIED

LAND USE AND TRANSPORTATION:
- EXISTING PARCELS: AS SHOWN
- EXISTING BUILDINGS ON–SITE: NONE
- ROADWAY NAMES AND SURFACES: AS SHOWN
- DRIVEWAYS AND EDGE TO EDGE DISTANCES: AS SHOWN
- TRANSIT ROUTES/STOPS: NO ROUTES WITHIN 1/4 MILE
- EXISTING WELLS/SEPTIC SYSTEMS: NONE WITHIN 100 FT OF SITE

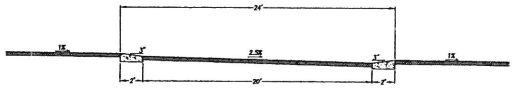
PROPOSED IMPROVEMENTS:
CRITICAL ENVIRONMENTAL AREAS:
- PROPOSED 50' WETLAND BUFFER AS SHOWN

LAND USE AND TRANSPORTATION:
- PROPOSED EASEMENTS: NONE
- PROPOSED ON–SITE ROAD RIGHTS–OF–WAY: NONE
- PROPOSED ON–SITE ROAD/CURB WIDTHS: AS SHOWN
- WIDTH OF OFFSITE RIGHT–OF–WAY: AS SHOWN
- PROPOSED PEDESTRIAN/BIKE IMPROVEMENTS: AS SHOWN
- ACCESS/DRAINAGE EASEMENTS PROPOSED: NONE
- LOT CONFIGURATION: AS SHOWN
- PROPOSED STRUCTURES, LANDSCAPE/OFFSTREET PARKING: AS SHOWN
- PROPOSED ONSITE SEPTIC: NONE

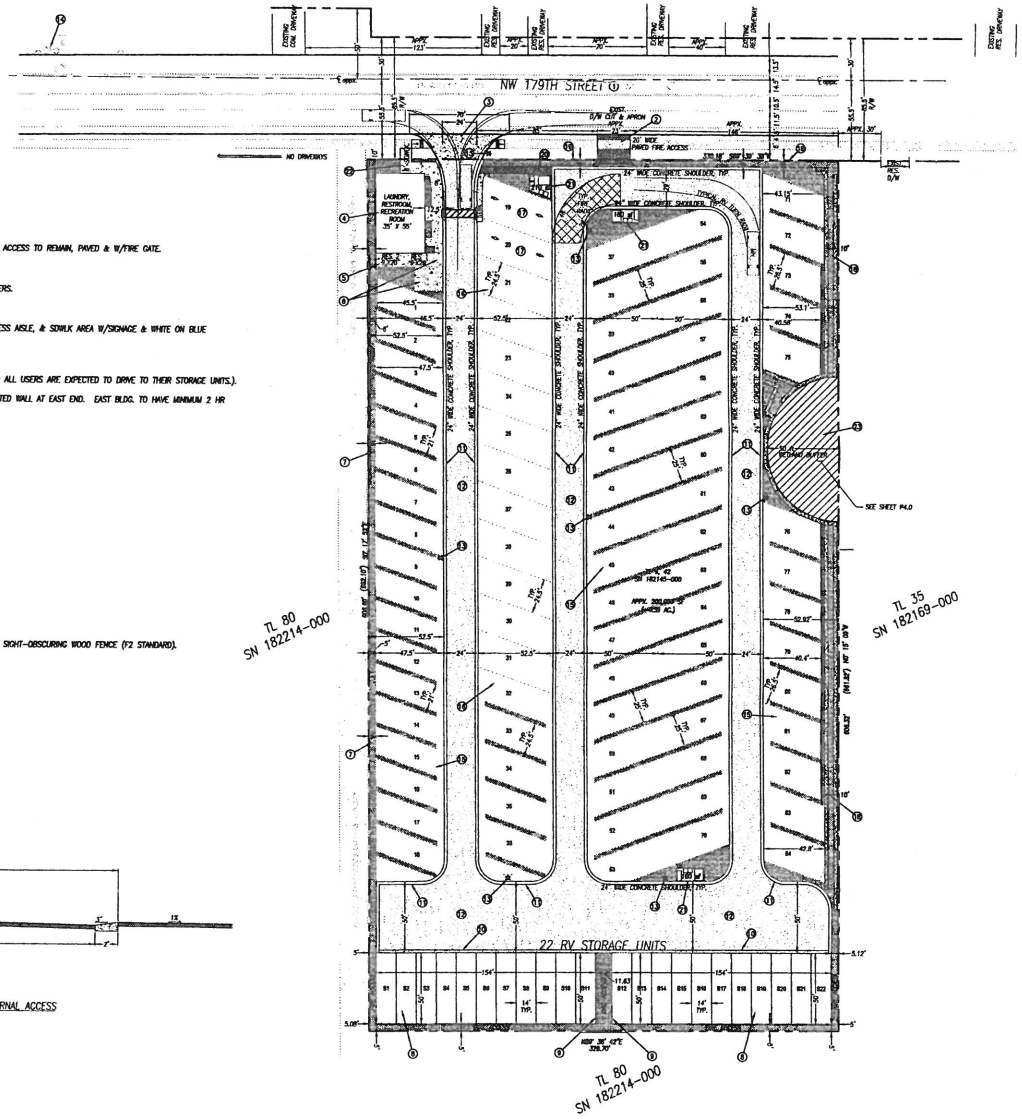
STORMWATER:
- CONCEPTUAL STORMWATER SYSTEM LAYOUT: AS SHOWN ON STORM PLAN

SITE PLAN KEYNOTES

1. NW 179TH STREET– TO REMAIN AS–IS.
2. EXISTING FIREWAY TO REMAIN BUT BE CLOSED TO TRAFFIC. EMERGENCY ACCESS TO REMAIN, PAVED & W/FIRE GATE.
3. NEW D/W ACCESS.
4. NEW ONSITE RECREATION ROOM W/2ND STORY RESIDENTIAL LIVING QUARTERS.
5. STACKED RESIDENTIAL UNIT PARKING.
6. AT–GRADE (LEVEL) CONCRETE VAN–ACCESSIBLE ADA PARKING STALL, ACCESS AISLE, & SDWLK AREA W/SIGNAGE & WHITE ON BLUE INTERNATIONAL ADA SYMBOL.
7. 5' L2 BUFFER. SEE ALSO LANDSCAPE AND GRADING PLANS.
8. NEW 7,700 SF 11 UNIT RV VEHICULAR STORAGE BUILDING (SELF SERVICE; ALL USERS ARE EXPECTED TO DRIVE TO THEIR STORAGE UNITS.).
9. BUILDING TO BE UNSPRINKLED. WEST BLDG. TO HAVE MINIMUM 1 HR RATED WALL AT EAST END. EAST BLDG. TO HAVE MINIMUM 2 HR RATED WALL AT WEST END.
10. 24" WIDE SLOPED CONCRETE ACCESS APRON.
11. TYPICAL 24" WIDE CONCRETE SHOULDER.
12. TYPICAL ASPHALT.
13. TYPICAL NEW FIRE HYDRANT.
14. EXISTING FIRE HYDRANT.
15. TYPICAL RV PAVED PARKING.
16. PULL–THRU OVERNIGHTER RV PAVED PARKING.
17. ONE–WAY PULL–THRU OVERNIGHTER RV PAVED PARKING.
18. 10' L3 BUFFER. SEE ALSO LANDSCAPE AND GRADING PLANS.
19. 5' L2 BUFFER. SEE ALSO LANDSCAPE AND GRADING PLANS.
20. 5' WIDE ASPHALT CONVENIENCE/LANDSCAPE PATH.
21. TRASH, RECYCLING, & GARBAGE CONTAINER GATED ENCLOSURE W/6' HIGH SIGHT–OBSCURING WOOD FENCE (F2 STANDARD).
22. 8' WIDE SIDEWALK FROM PUBLIC STREET TO ENTRANCE.
23. WETLAND BUFFER AND STORMWATER QUALITY FACILITY.
24. TYP. RV TURNING RADII.
25. TYP. AVAILABLE FIRE TURNING RADII.



1 / P2.0 TYPICAL INTERNAL ACCESS



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

GATEWAY NATIONAL CORPORATION
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179TH ST. RV PARK

PRELIMINARY SITE PLAN

P2.0