



# UNION PARK APARTMENTS

TYPE II SITE PLAN REVIEW

12419 NE 119TH ST, VANCOUVER, WA

LOCATED IN THE NE 1/4 OF SECTION 32, T3N, R2E CLARK COUNTY, WA

PARCEL NO. 200087-000

4.87 ACRES ( 212,137.2 SF)

### ABBREVIATIONS

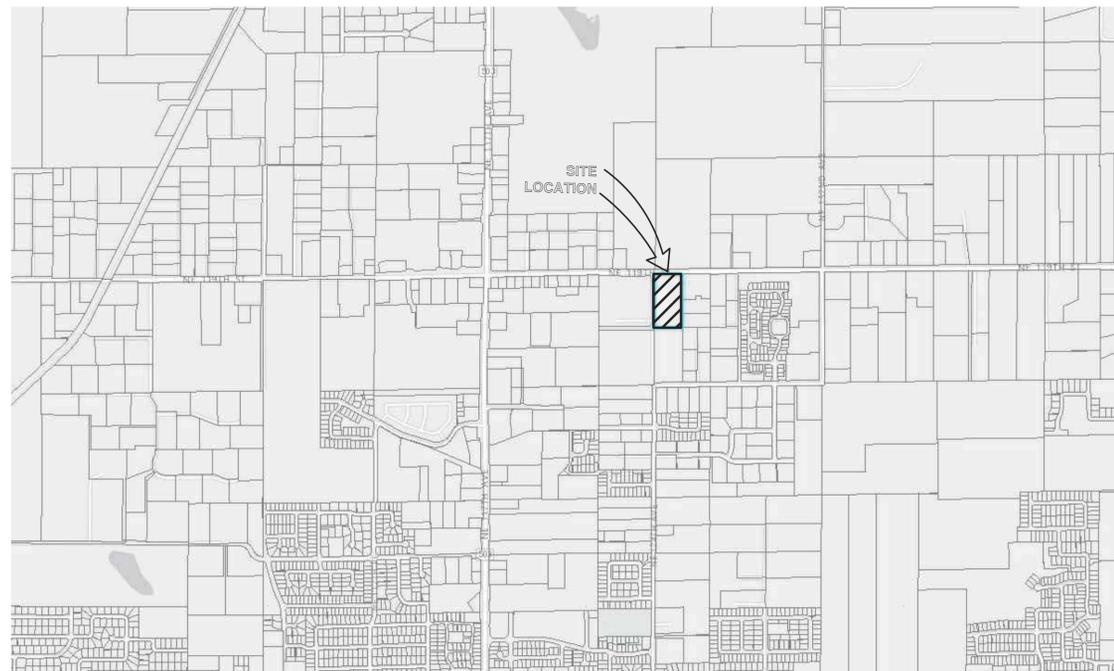
B	BLDG	BUILDING	O	OPP	OPPOSITE
C	CI	CONSTRUCTION JOINT	P	PROP	PROPERTY
D	DTL	DETAIL	R	REF	REFERENCE
	DA	DIAMETER	REQ'D	REQ'D	REQUIRED
	DM	DIMENSION	REV	REV	REVISION
	DV	DIVISION	ROW	ROW	RIGHT-OF-WAY
	DWG	DRAWING	S	S	SCHEDULE
E	EA	EACH	SCH	SCH	SCHEDULE
	E	EAST	SIM	SIM	SIMILAR
	ELEC	ELECTRIC	S	S	SOUTH
	ELEV	ELEVATION	SPEC	SPEC	SPECIFICATION
	EQ	EQUAL	STD	STD	STANDARD
	EQUIP	EQUIPMENT	T	T	TYPICAL
	EXIST	EXISTING	TEL	TEL	TELEPHONE
H	HT	HEIGHT	TYP	TYP	TYPICAL
	HORIZ	HORIZONTAL	TBC	TBC	TOP BACK OF CURB
	HR	HOUR	U	U	UNIFORM
	IBC	INTERNATIONAL BUILDING CODE	URC	URC	UNIFORM BUILDING CODE
	M	MAXIMUM	UNO	UNO	UNLESS NOTED OTHERWISE
	MIN	MINIMUM	V	V	VERTICAL
	MH	MANHOLE	W	W	WITH
	N	NORTH	w/	w/	WITH
	NC	NOT IN CONTRACT			
	NTS	NOT TO SCALE			
	NO	NUMBER			

### LEGEND

▲	BENCHMARK/ CONTROL POINT	— — — — —	EXISTING FENCE (AS NOTED)
●	FOUND IRON ROD (PROPERTY CORNER)	— (G) —	EXISTING GAS
—○—	EXISTING POWER POLE	— (DHP) —	EXISTING OVERHEAD POWER AND/OR TELEPHONE
⊙	EXISTING SANITARY MANHOLE	— (UP) —	EXISTING UNDERGROUND POWER
⊙	EXISTING STORM MANHOLE	— (UT) —	EXISTING UNDERGROUND PHONE OR CABLE
⊙	EXISTING CATCH BASIN (AS NOTED)	— (W) —	EXISTING WATER LINE
⊙	EXISTING PHONE PEDESTAL	— (SS) —	EXISTING SANITARY SEWER MAIN
⊙	EXISTING FIRE HYDRANT	— (SD) —	EXISTING STORM DRAIN
⊙	EXISTING WATER METER	— (92) —	EXISTING CONTOUR
⊙	EXISTING WATER VALVE	— — — — —	EXISTING PROPERTY LINE
⊙	EXISTING SIGN		
3005(H) ✱	EXISTING SPOT GRADE		
⊙	PROPOSED SEWER MANHOLE	— — — — —	PROPOSED FENCE
⊙	PROPOSED STORM DRYWELL	— G —	PROPOSED GAS LINE
⊙	PROPOSED STORM MANHOLE	— DHP —	PROPOSED OVERHEAD POWER
⊙	PROPOSED STORM CATCH BASIN	— UP —	PROPOSED UNDERGROUND POWER
⊙	PROPOSED STORM CURB INLET	— UT —	PROPOSED UNDERGROUND TELEPHONE/CABLE
⊙	PROPOSED WATER METER PIT	— W —	PROPOSED WATER MAIN
⊙	PROPOSED WATER GATE VALVE	— SS —	PROPOSED SANITARY SEWER MAIN
⊙	PROPOSED CAP W/ THRUST BLOCK	— SD —	PROPOSED STORM DRAIN
⊙	PROPOSED FIRE HYDRANT	— (92) —	PROPOSED CONTOUR
⊙	PROPOSED WATER CURB STOP	— — — — —	PROPOSED PROPERTY LINE
⊙	PROPOSED WATER TEE		
⊙	PROPOSED THRUST BLOCK		
⊙	PROPOSED TRANSFORMER		
3003 ✱	PROPOSED SPOT GRADE		
3007(S) ✱	PROPOSED TOP BACK OF CURB GRADE		

### VICINITY MAP

NOT TO SCALE



### INDEX OF DRAWINGS

SHEET #	SHEET TITLE	RELEASE DATE	LATEST REVISION
TO.00	TITLE SHEET	03/08/16	
CL.00	EXISTING SITE CONDITIONS	03/08/16	
CL.10	PROPOSED SITE PLAN	03/08/16	
CL.20	PRELIMINARY STORMWATER PLAN	02/09/16	
CL.50	PRELIMINARY LIGHTING AND SIGNAGE PLAN	02/09/16	
LL.0	LANDSCAPE PLAN	02/09/16	
LL.1	LANDSCAPE LEGEND, NOTES, AND DETAILS	02/09/16	

### SITE LOCATION

AREA = 4.87 ACRES

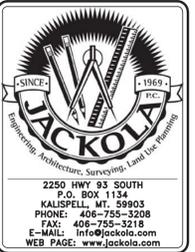


### GENERAL INFORMATION

**APPLICANT:**  
 AARON WOZNIAK  
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 801 C STREET, SUITE 210, VANCOUVER, WA 98660  
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**OWNER:**  
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 RCC EAST LLC  
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 360-449-0099

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 406-755-3208



UNION PARK APARTMENTS  
 TYPE II SITE PLAN REVIEW  
 12419 NE 119TH ST.  
 VANCOUVER, WA

SHEET  
 TITLE  
 SHEET

DRAWN: EMS  
 CHECKED: TLM  
 DATE: 02/08/16  
 SCALE: AS NOTED  
 JOB#: 161013

REVISIONS:

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5/1/16  
 TO.00  
 SHEET — OF —

- STORM STRUCTURES**
- ① SANITARY MANHOLE  
RIM = 281.55  
8" PVC (W) = 268.85  
8" PVC (S) = 260.71  
CL FLOW LINE = 260.75
  - ② STORM MANHOLE  
RIM = 281.30  
12" ADS (W) IE = 275.9  
12" ADS (S) IE = 276.0
  - ③ CURB INLET  
TOP CURB = 279.58  
(PIPE NOT ACCESSIBLE)
  - ④ DITCH INLET  
BOTTOM GRATE = 277.77  
12" (S) IE = 272.67

**GENERAL NOTES**

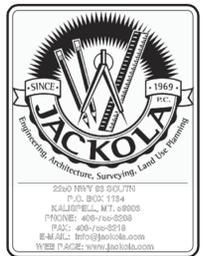
DATE OF SURVEY: NOVEMBER 2 - NOVEMBER 5, 2015  
 CONTOUR INTERVAL SHOWN IS 1'

BOUNDARY INFORMATION AS SHOWN IS BASED ON THE 1983 SURVEY AS RECORDED IN SURVEY BOOK 16, PAGE 039 BY LSA 9579.

SOME OR ALL OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD TIES TO SURFACE PAINT MARKS BY RESPONDING UTILITY LOCATE COMPANIES. THE UTILITY LOCATES WERE REQUESTED BY NORTHERN LAND SURVEYING ON NOVEMBER 02, 2015 FOR THE PURPOSE OF PERFORMING AN EXISTING CONDITIONS SURVEY. UTILITY LOCATE REQUEST IS REFERENCED BY TICKET NO. 1532883. NORTHERN LAND SURVEYING LLC MAKES NO WARRANTIES TO ANY UNDERGROUND UTILITIES WHETHER SHOWN HEREON OR NOT.

PROJECT BENCHMARK:  
 CLATSOP COUNTY BENCHMARK NO. 327, 6" X 6" BRASS DISK STAMPED "12424-1994" IN TOP CURB ON WEST SIDE OF NE 117th AVE, 17' NORTH OF PROJECTED SOUTH LINE OF HOUSE NUMBER 12424. PUBLISHED ELEVATION = 282.3 FEET

- RCC EAST APARTMENTS EXISTING CONDITIONS:**
1. TOPOGRAPHY - 1 FT INTERVAL @ 5% SLOPES
  2. WATER COURSES WITHIN 100 FT OF SITE - NONE
  3. FLOODPLAIN FLOOD FRINGE OR FLOOD WAY - NONE
  4. DESIGNATED SHORELINE AREAS - NONE
  5. WATER BODIES OR VEGETATION ON SITE OR WITHIN 100 FT OF SITE - NONE
  6. UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS WITHIN 100 FT OF SITE - NONE
  7. SIGNIFICANT WILDLIFE HABITAT OR VEGETATION WITHIN 100 FT OF SITE - NONE
  8. SIGNIFICANT HISTORIC RESOURCES WITHIN 100 FT OF SITE - NONE
  9. TRANSIT ROUTES AND STOPS WITHIN 600 FT OF SITE - NONE



**UNION PARK APARTMENTS  
 TYPE II SITE PLAN REVIEW**

12419 NE 119TH ST.  
 VANCOUVER, WA

SHEET  
 SITE SURVEY

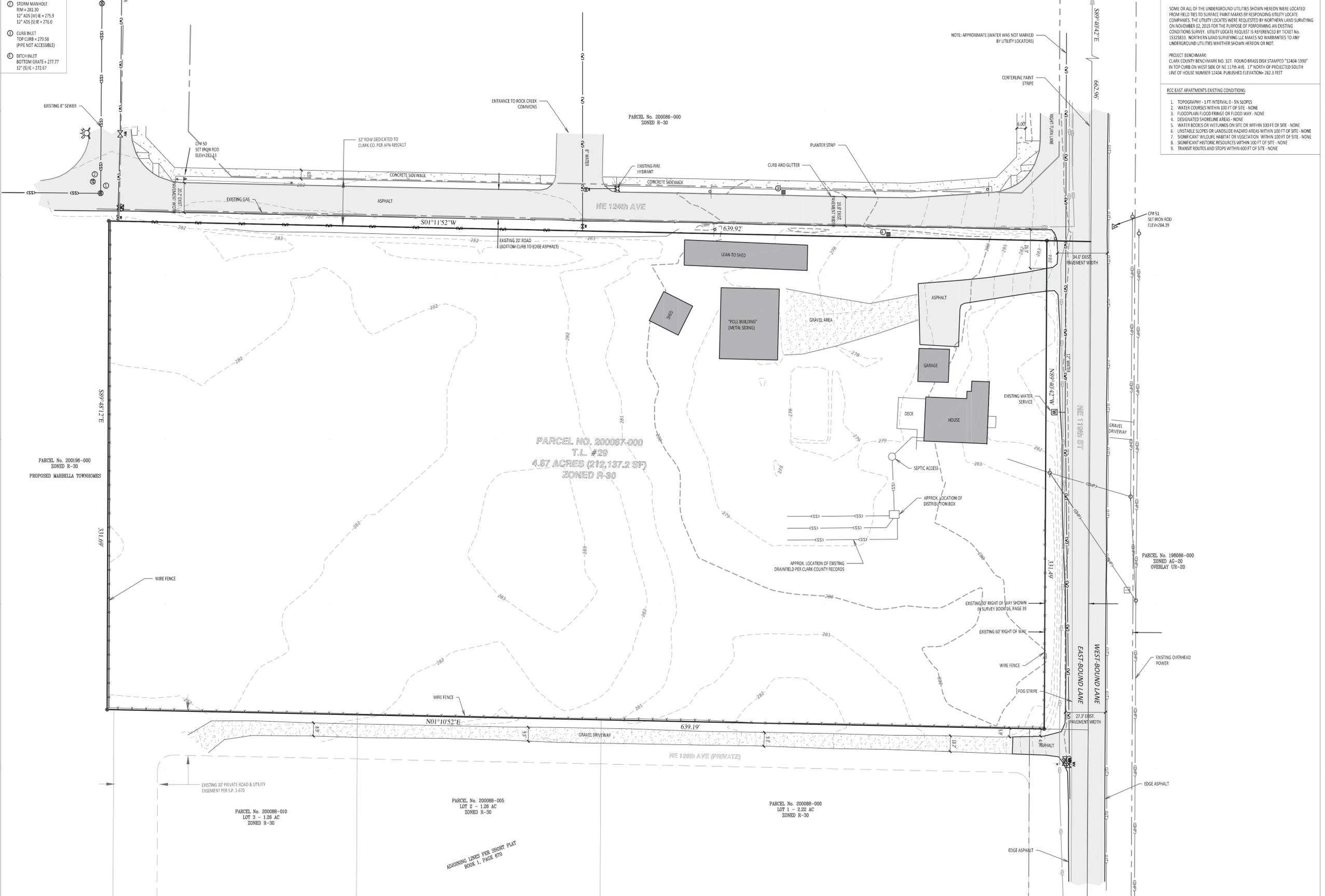
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REVISIONS:

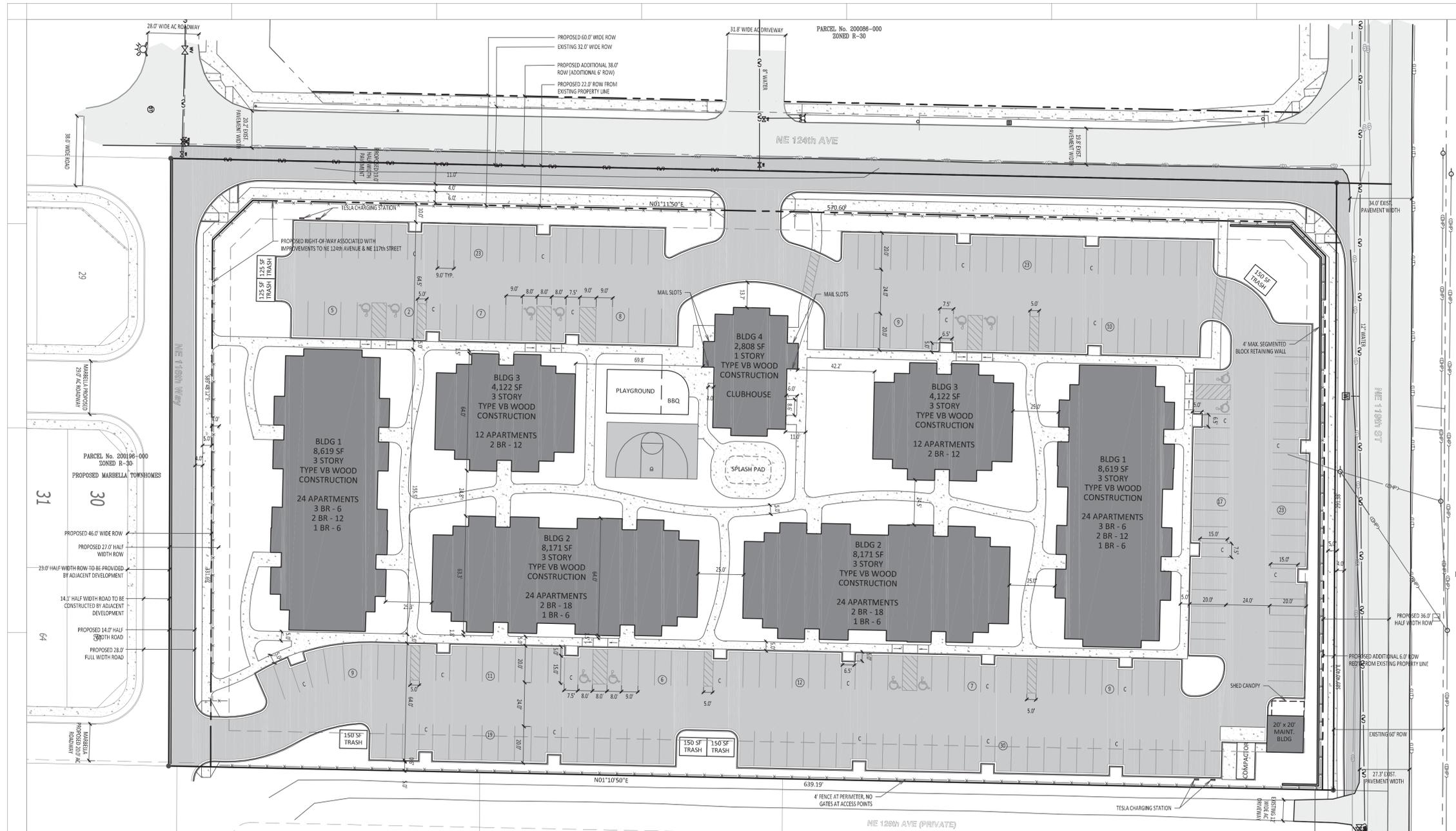
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C1.00

SHEET OF



**1 EXISTING SITE CONDITIONS**  
 1" = 30'



**APPLICANT INFORMATION:**  
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 801 C STREET, SUITE 210, VANCOUVER, WA 98660  
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 360-852-8746

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 360-419-0099

**CONTACT:**  
 TOM MCINTOSH  
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 2250 HIGHWAY 93 SOUTH, KALISPELL, MT 59901  
 TMCINTOSH@JACKOLA.COM  
 406-755-5388

**PROJECT SUMMARY:**

**PARCEL INFORMATION:**  
 PARCEL NO. 200096-000  
 12419 NE 119TH STREET  
 VANCOUVER, WA  
 GROSS AREA = 212,043.23 SF = 4.87 AC  
 ROW DEDICATION = 23,867.08 = 0.54 AC  
 NET AREA = 188,176.15 SF = 4.33 AC  
 ZONED - R-30, NO OVERLAY

**R-30 DEVELOPMENT STANDARDS:**  
 PER TABLE 40.220.020-3  
 - FRONT - 10 FT  
 - SIDE (MULTI-FAMILY) - 10 FT  
 - REAR - 20 FT  
 - MAX LOT COVERAGE - 50%  
 - MAX BLDG HEIGHT - 50 FT

**PROPOSED USE:**  
 • 120 UNIT APARTMENT COMPLEX  
 • UNIT TYPE A (3 BDRM): 12 UNITS  
 • UNIT TYPE B (2 BDRM): 24 UNITS  
 • UNIT TYPE C (1 BDRM): 24 UNITS  
 • UNIT TYPE D (2 BDRM): 60 UNITS  
 TOTAL: 120 UNITS

**DENSITY:**  
 • LOT AREA (MINUS PROPOSED ROW) = 188,176.15 SF = 4.33 AC  
 • DENSITY = 120 UNITS / 4.33 AC = 27.7 UNITS PER ACRE

**SPECIAL USE STANDARDS:**  
 • UNIT OPTIONS CONSIST OF FOUR TYPES, A THROUGH D

**OUTDOOR PRIVATE AREA PER UNIT**

	REQ'D AREA / WIDTH	PROVIDED AREA / WIDTH
UNIT A	48 SF / 4 FT	75 SF / 5.33 FT
UNIT B	48 SF / 4 FT	75 SF / 5.33 FT
UNIT C	48 SF / 4 FT	50 SF / 5.33 FT
UNIT D	48 SF / 4 FT	68 SF / 5.33 FT

**OUTDOOR RECREATION SPACE:**  
 - REQUIRED AREA:  
 • 1-2 BDRM UNITS = 108 UNITS x 200 SF/UNIT = 21,600 SF  
 • 3+ BDRM UNITS = 12 UNITS x 300 SF/UNIT = 3,600 SF  
 TOTAL = 25,200 SF

**RECREATION SPACE PROVIDED:**  
 • CLUB HOUSE = 2,898 SF  
 • PLAYGROUND = 715.24 SF  
 • BBQ AND PATIO = 326.62 SF  
 • BASKETBALL = 1,500 SF  
 • SPLASH PAD = 353.54 SF  
 • OPEN AREA = 25,184.01 SF  
 TOTAL = 30,867.55 SF

**LANDSCAPING AND SCREENING:**  
 • LOT AREA (MINUS PROPOSED ROW) = 188,176.15 SF = 4.33 AC  
 • 20% LANDSCAPE AREA REQUIRED = 37,635.23 SF  
 • LANDSCAPE AREA PROVIDED = 48,396.03 SF

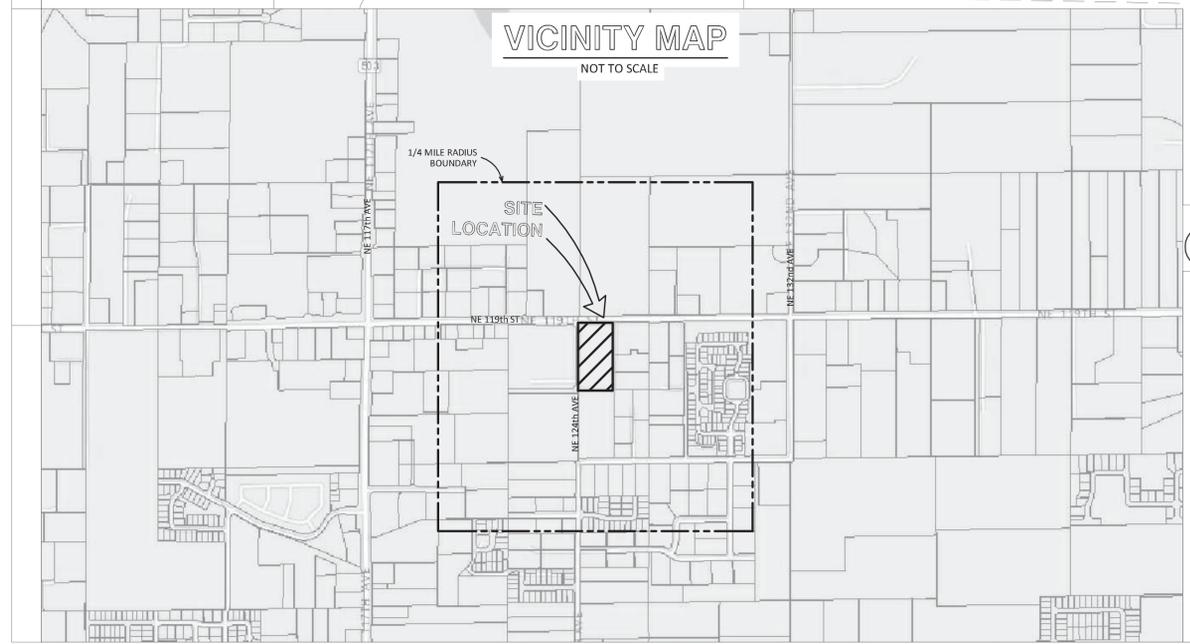
**BUFFER REQUIREMENTS:**

BOUNDARY	ADJACENT ZONE	BUFFER TYPE	BUFFER WIDTH	BUFFER PROVIDED
NORTH BOUNDARY	AG-20	L2	5 FT	5 FT
SOUTH BOUNDARY	R-30	L1	5 FT	20 FT
EAST BOUNDARY	R-30	L1	5 FT	5 FT
WEST BOUNDARY	R-30	L1	5 FT	10 FT

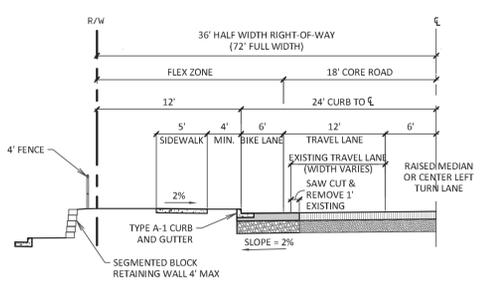
**PARKING:**  
 • MULTI-FAMILY - 1 1/2 SPACES PER UNIT  
 • PARKING REQUIRED = 120 UNITS x 1.5 SPACES = 180 SPACES  
 • PARKING PROVIDED = 233 SPACES  
 • ADA REQUIRED (PER TABLE 208.2) = 7 SPACES  
 • ADA PROVIDED = 12 SPACES  
 • COMPACT SPACES ALLOWED = 30% = 70.5 SPACES  
 • COMPACT SPACES PROVIDED = 24 SPACES  
 • WHEELSTOPS TO BE PROVIDED 3 FT FROM FRONT OF STALL PER CCC

**SOLID WASTE AND RECYCLING:**  
 • MULTI-UNIT RESIDENTIAL (5-10 UNITS) = 50 SF + 5 SF/UNIT ABOVE 10  
 • REQUIRED AREA = 50 + (120 UNITS - 10) x 5 SF/UNIT = 600 SF  
 • NONRESIDENTIAL BUILDING = 10 SF + 4 SF/1,000 SF OF GROSS FLOOR AREA  
 • REQUIRED AREA = 10 + (4 SF)(2150 SF/1000 SF) = 23 SF  
 • TOTAL AREA REQUIRED = 623 SF  
 • PROVIDED AREA = 850 SF

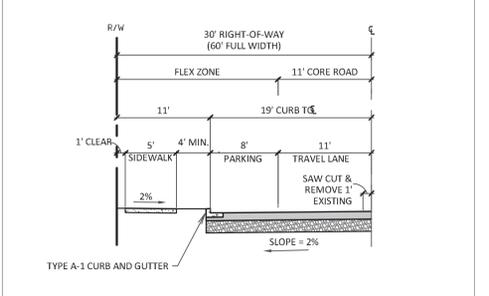
**VICINITY MAP**  
 NOT TO SCALE



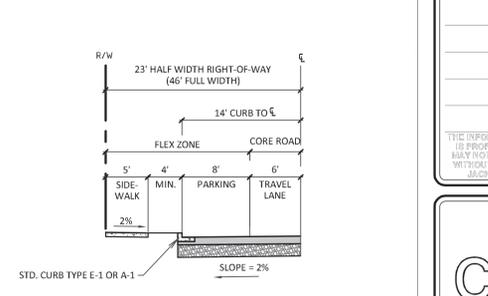
**1 PROPOSED SITE PLAN**  
 1" = 30'



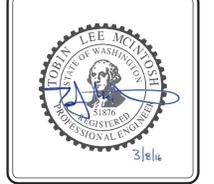
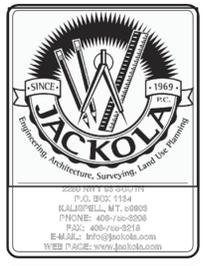
**NE 119TH STREET 1/2 WIDTH AC ROADWAY**  
 CLARK COUNTY STANDARD DRAWING 4



**NE 124TH AVENUE 1/2 WIDTH AC ROADWAY**  
 CLARK COUNTY STANDARD DRAWING 6



**NE 116TH WAY 1/2 WIDTH AC ROADWAY**  
 CLARK COUNTY STANDARD DRAWING 13



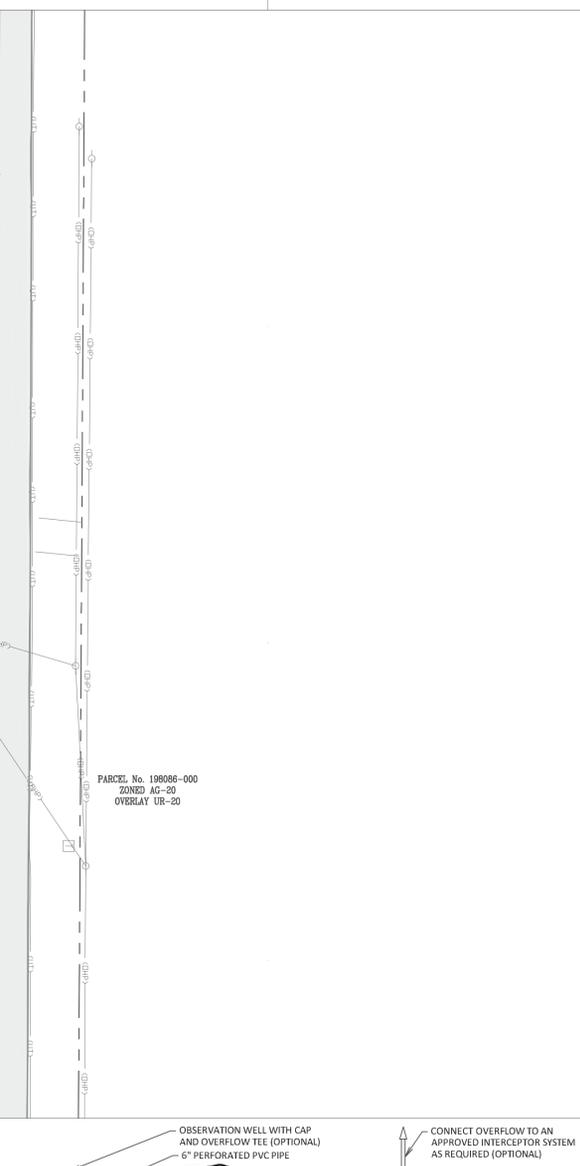
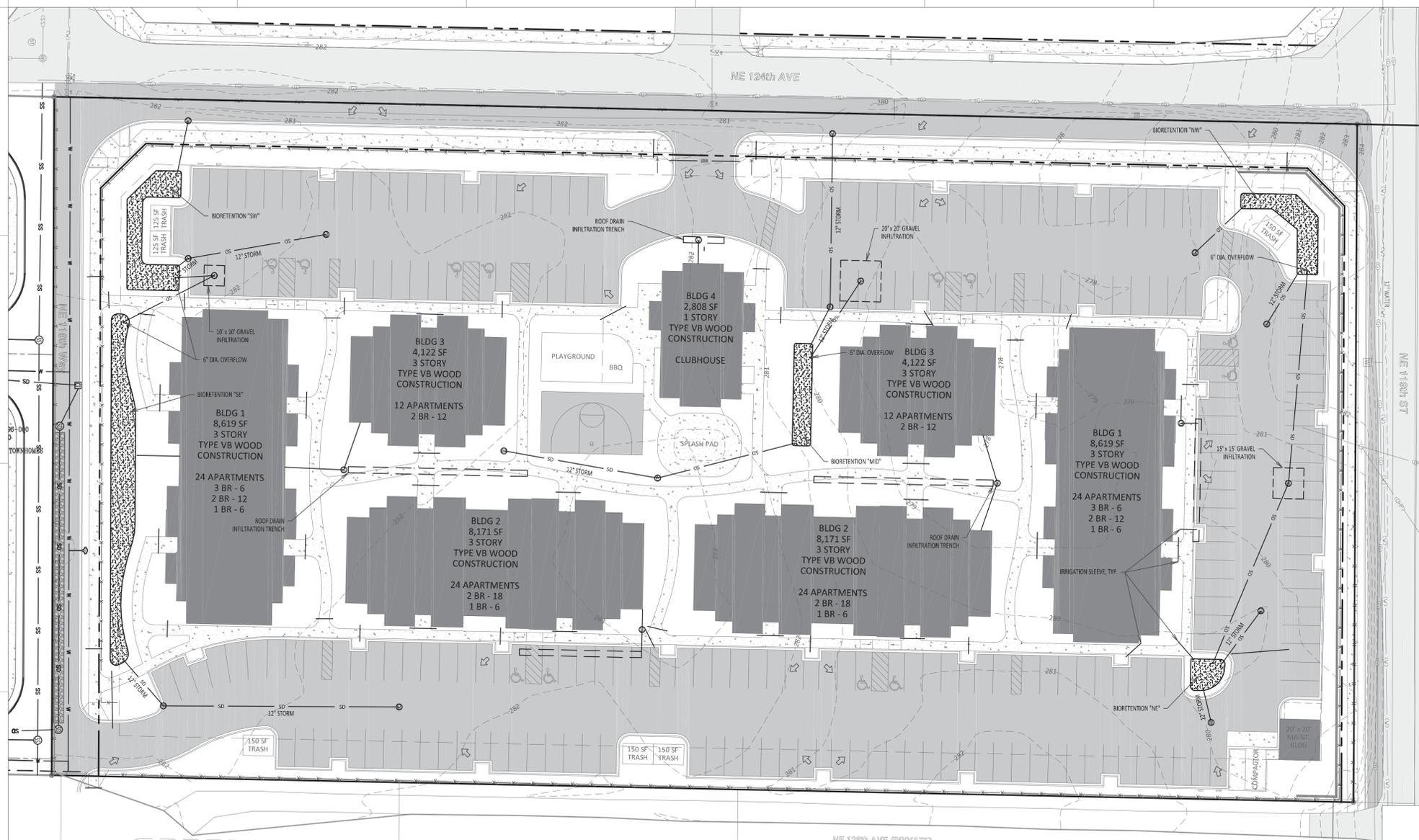
**UNION PARK APARTMENTS**  
**TYPE II SITE PLAN REVIEW**  
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**PROPOSED SITE PLAN**

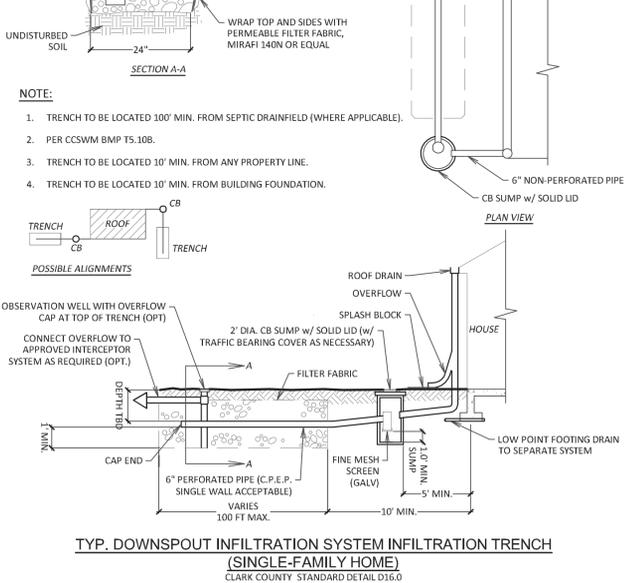
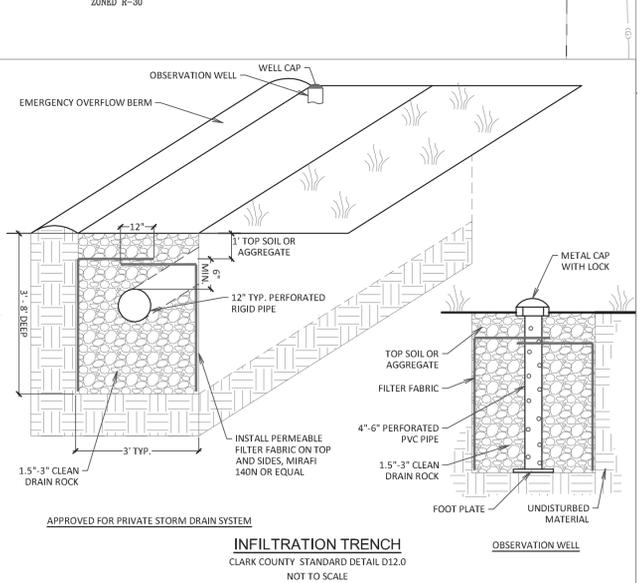
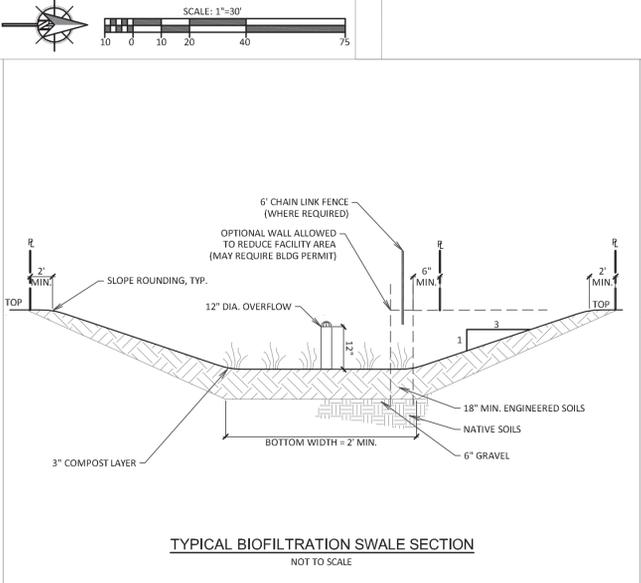
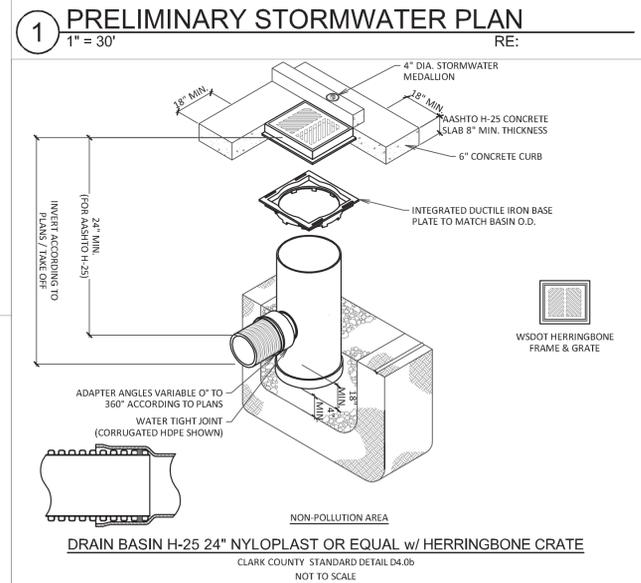
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**CHECKED: TLM**  
**DATE: 02/09/16**  
**SCALE: AS NOTED**  
**JOB #: 151013**

**REVISIONS:**

**REVISIONS:**



PARCEL No. 198086-000  
 ZONED AG-20  
 OVERLAY UR-20



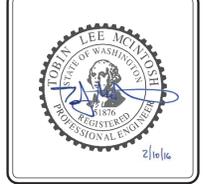
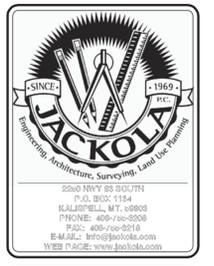
- NOTE:**
- TRENCH TO BE LOCATED 100' MIN. FROM SEPTIC DRAINFIELD (WHERE APPLICABLE).
  - PER CCSSWM BMP TS.10B.
  - TRENCH TO BE LOCATED 10' MIN. FROM ANY PROPERTY LINE.
  - TRENCH TO BE LOCATED 10' MIN. FROM BUILDING FOUNDATION.

NOTE: ANY USE OF THESE STANDARD PLANS SHOULD BE DONE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER ACCEPTING THE RESPONSIBILITY AND LIABILITY FOR THEIR USE. THEY ARE INTENDED TO ASSIST, BUT NOT SUBSTITUTE FOR, COMPETENT WORK BY DESIGN PROFESSIONALS.

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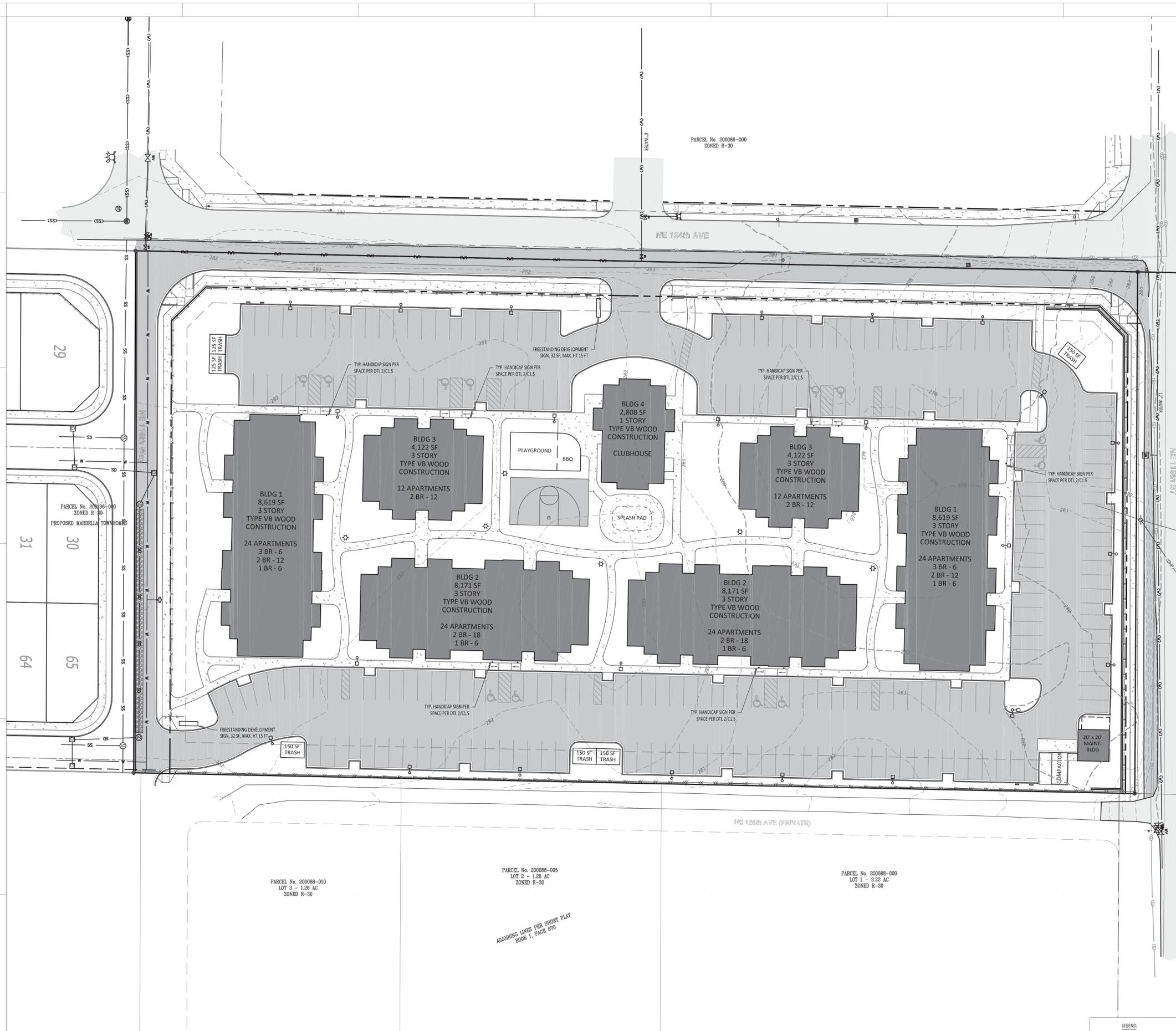
SHEET  
**PRELIMINARY STORMWATER PLAN**

DRAWN: EMS  
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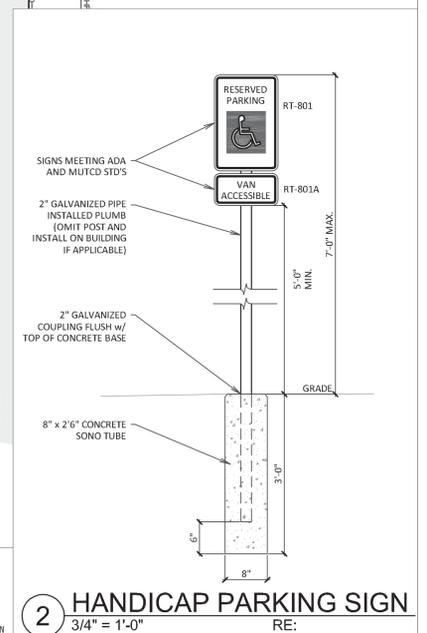
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9/16/15  
**C1.20**  
 SHEET OF

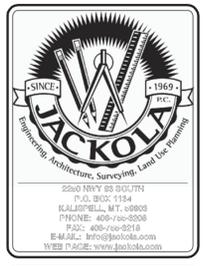


**1 PRELIMINARY LIGHTING AND SIGNAGE PLAN**  
 1" = 30'  
 RE: [North Arrow] SCALE: 1" = 30'



**2 HANDICAP PARKING SIGN**  
 3/4" = 1'-0"  
 RE:

- LEGEND:**
- PARKING POLE LIGHT
  - ☆ POST LIGHT
  - SIGN
  - ▭ FREESTANDING DEVELOPMENT SIGN



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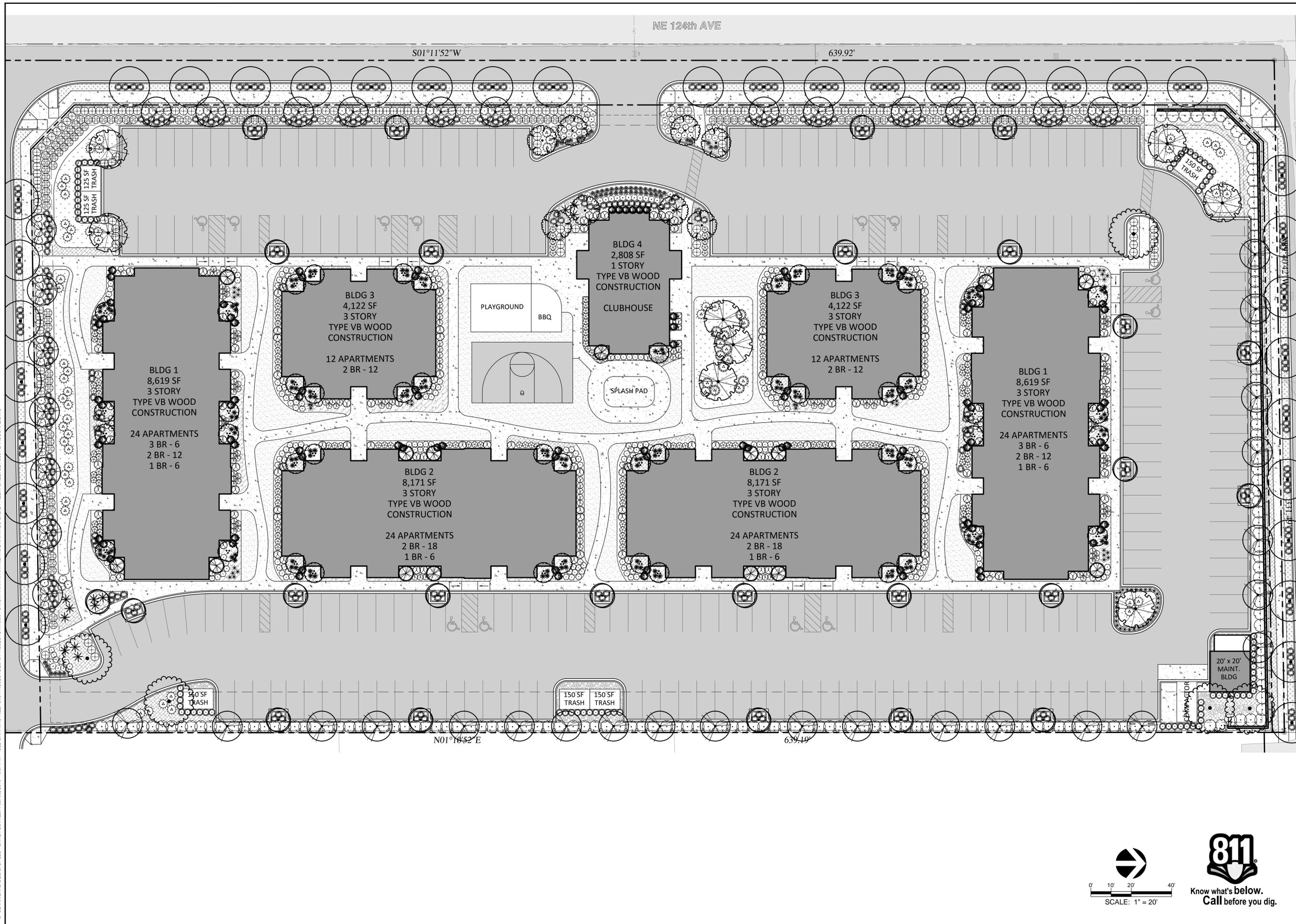
**PRELIMINARY LIGHTING AND SIGNAGE PLAN**

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2/8/16  
STATE OF WASHINGTON  
LICENSED LANDSCAPE ARCHITECT  
JAMES A. CLARK  
LICENSE NO. 178  
EXPIRES ON 05-30-2016

Clark Land Design, PLLC  
Land Use Planning  
Landscape Architecture  
Development Consulting  
10011 NE HAZEL DELL AVENUE, #177 | VANCOUVER, WA 98682 | 1.800.521.5443 | info@clarkdesign.com

**Union Park Apartments**  
12419 NE 119TH STREET  
VANCOUVER, WA 98682

**SHEET TITLE**  
LANDSCAPE PLAN

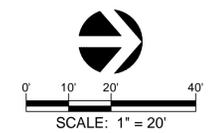
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DATE	ISSUE
02.08.2016	PRELIM
	REVISION
DRAWN BY	JAC
CHECKED BY	JAC

JOB #: 1.16.001

SCALE: 1" = 20'-0"

**SHEET NUMBER**  
**L1.0**



**811**  
Know what's below.  
Call before you dig.

